

**RAPLEYS**

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**0370 777 6292**

## FOR SALE / TO LET

### Former Dealership and Petrol Station

Bridgnorth Road, Worfield,  
Bridgnorth WV15 5NR

CONTACT **Mark Frostick**  
07785 522958 | mark.frostick@rapleys.com

**Thomas Fagan**  
07387 025337 | thomas.fagan@rapleys.com



Dealership with busy Petrol  
Station on main road

Showroom with supporting  
workshop and offices with  
extensive external parking

0.53 hectare (1.30 acres)

Potential for alternative uses,  
subject to planning consent

Available immediately

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### Location

The property is located on the A454 between Bridgnorth, 4 miles to the west, and Wolverhampton, 11 miles to the east. The property is on the edge of the village of Worfield, close to The Wheel Public House and Worfield Golf Club.

The property is accessed directly from the A454 with a secondary access via Dalicote Lane, a short distance north.

### Description

The property consists of a motor dealership, petrol station and a two bedroom first floor flat.

The three car showroom has a glazed return frontage, tiled floor and suspended ceiling throughout. Office and ancillary accommodation lie immediately to the rear of the showroom. A two bedroom flat sits at first floor level which is accessed via a separate external staircase to the rear.

To the rear of the site is a metal framed workshop with a concrete floor and good natural lighting, which provides six workshop bays including a former MOT bay.

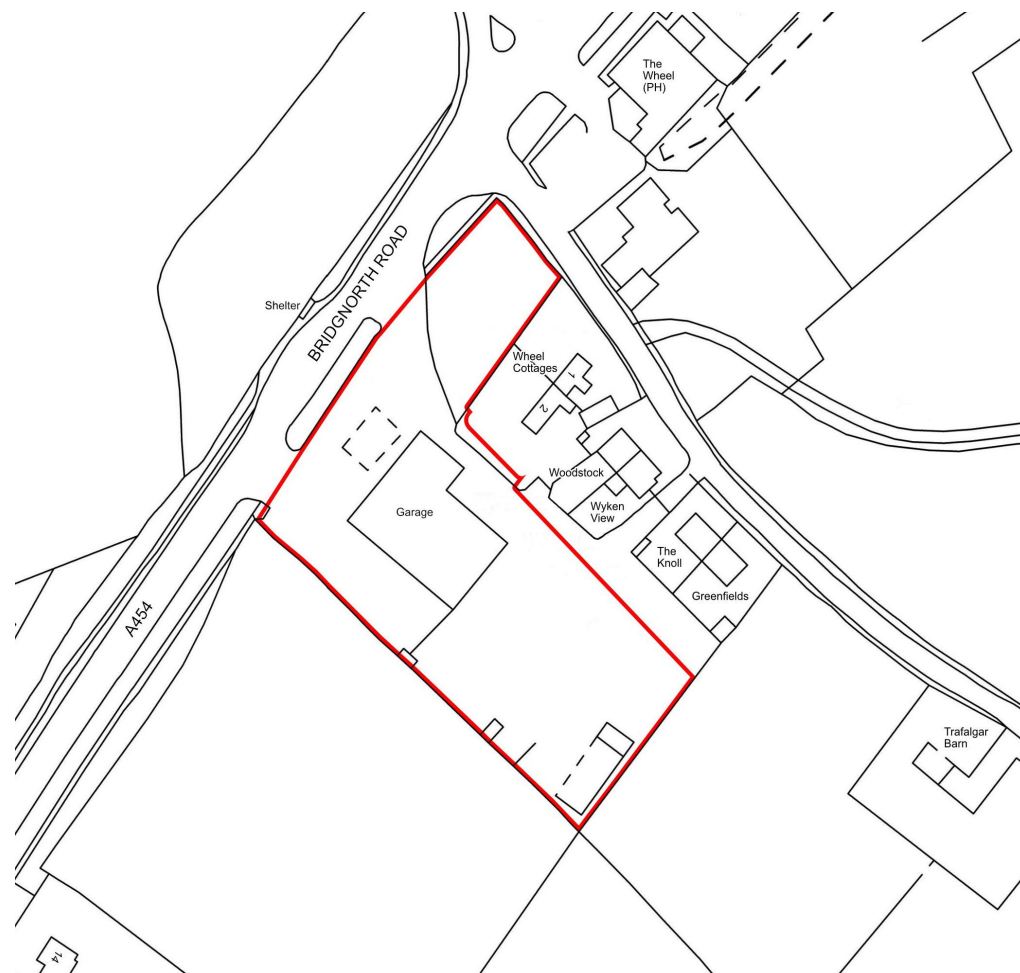
The petrol filling station provides two pump islands underneath a canopy with a self contained **Spar** branded shop. The shop could potentially be extended if required.

To the rear of the site is a stand alone two bay valeting shed.

Externally, there is a large display area for circa 65 vehicles plus customer parking to the front of the site. To the rear is a secure yard laid to a mixture of tarmac and stone providing parking for a further 75 vehicles.

### Tenure

Freehold. The flat is currently occupied on an Assured Shorthold Tenancy at a rent of £325 pcm.



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### Terms

The property is available to let on new lease on terms to be agreed, alternatively our client would consider freehold offers for the site.

The petrol station is operational and is for sale as a going concern.

### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Showroom	146.93	1,579
Offices and stores	80.08	861
Workshop	352.05	3,783
Valeting shed	118.02	1,268
First floor	69.11	743
<b>Total</b>	<b>766.19*</b>	<b>8,234*</b>
	Hectare	Acre
<b>Total Site Area</b>	<b>0.53</b>	<b>1.30</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

\*NB Areas quoted exclude petrol station shop and first floor flat

### Petrol Station

The petrol station continues to trade and is subject to a **Texaco** Supply agreement expiring July 2022. Terms are available upon request.

### Trading figures 2021 (figures inclusive of VAT)

Turnover £1,748,000

Existing staff to be transferred under TUPE. Further information available upon request.



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### Rating

We are advised that the Rateable Value for the property is £46,000 and the UBR for 2022/2023 is 49.9p in the £. Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on the [Government website](#).

### Energy Performance

Energy Performance Asset Rating: D.

### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate if applicable.

### Viewing

Strictly by appointment with the sole agent.

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