

FOR SALE

Roadside Service Area Investment with Development Potential

Muskham Services, A1 Southbound,
North Muskham, Newark, Nottinghamshire NG23 6HT

CONTACT **Mark Frostick**
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Busy roadside service area with
expansion/development
potential

Site includes petrol station,
restaurant, former hotel, house
and potential development land

3.23 hectares (7.98 acres)

Potential to improve existing
income stream

Passing trade of circa 47,000
vehicles per day

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Location

The premises are located on the southbound carriageway of the A1, to the north of North Muskham village in Nottinghamshire, approximately 5 miles north of Newark.

The nearest competing services are 11.6 miles to the north at Markham Moor, and Toll Bar 14 miles to the south.

The service area is accessed directly from the A1 with current access to the house via a separate access road from North Muskham village.

Description

The Roadside Service Area (RSA), currently consists of a **BP** branded petrol filling station with **Applegreen** branded shop.

Alongside the petrol station is a former Little Chef restaurant which was extensively refurbished to a high standard in early 2019 to provide a **Burger King** and **Greggs**.

These two operators share a significant parking area with a 30 bedroom hotel that was most recently occupied by **Travelodge**.

Alongside the RSA is a modern four bedroom house constructed to a high standard in ample well appointed grounds, and includes a conservatory and separate two bay standalone garage. This was previously occupied by the owner of the site but is currently vacant.

Alongside the house to the south is a large paddock area of approximately 3 acres which provides further expansion or development opportunities subject to necessary consents.

Planning

We have produced a planning brief for the site which is available [here](#).



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Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Restaurant	527	5,753
Hotel	889	9,699
Petrol station	220	2,368
	Hectare	Acre
Total Site Area	3.23	7.98

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net 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.

Tenure

The property is owned freehold but subject to the following leases.

The petrol station is currently let to **PGUK TRSA 1 Ltd** (Company number 13434444).

The property is let on a lease until 18 September 2036 at a current passing rent of £100,000 per annum. There is a rent review in July 2022 to RPI subject to maximum and minimum increase of 20% and 8%, and the lease demise is hatched blue on the plan.

The restaurant is let to **Wolfson Trago Ltd** (Company Number 07379589) part of **Euro Garages** on a lease expiring 22 September 2029 at £20,649.68 per annum. The demise is hatched orange on the plan.

The hotel and house are offered with vacant possession.

Terms

Our client is looking to dispose of their freehold interest subject to the existing leasehold interests. Offers on a subject to planning basis will be considered.



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Additional Information

An additional information pack including leases and title information is available upon request.

Rating

We are advised that the Rateable Value for the properties are as follows:

Petrol station: £86,500
Former Travelodge: £34,250
Restaurant: £65,500

The UBR for each site in 2021/22 is 51.2p in the £.

The house is within Council Band G.

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

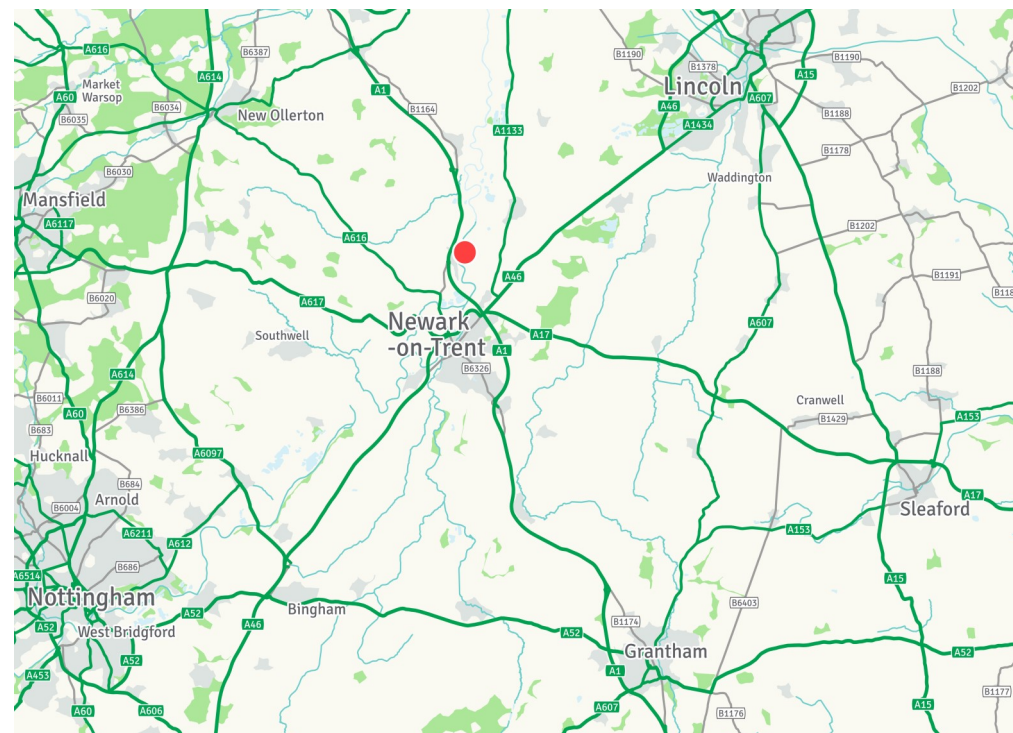
Energy Performance Asset Rating:
Burger King: B
Former Travelodge: D
House: E
Petrol Station: TBC

VAT

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

Viewing

Strictly via appointment with the sole agent.



Rapleys LLP is registered as a Limited Liability Partnership in England and Wales. Registration No: OC308311. Registered Office at Unit 3, Incubator One, Alconbury Weald, Huntingdon, Cambridgeshire PE28 4XA. Regulated by RICS.

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