

RAPLEYS

TO LET Petrol Filling Station

rapleys.com
0370 777 6292

Shay Service Station, Newton Road,
Ramsey, Peterborough PE26 1SA

CONTACT **Mark Frostick**
07785 522958 | mark.frostick@rapleys.com
Callum Dickinson
07881 910312 | callum.dickinson@rapleys.com

CONFIDENTIAL – STAFF UNAWARE



Petrol filling station with
potential to improve sales

Located in busy Cambridgeshire
Market Town

Circa 1.6 million litres per
annum (annual equivalent)

Circa £64,000 per shop sales per
annum (annual equivalent)

Additional income from hand
car wash

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Location

Ramsey is located in the Fens to the north of Cambridgeshire, approximately 15 miles to the south of Peterborough and 11 miles to the north of Huntingdon.

The premises are located on Newtown Road at the junction with Stocking Fen Road to the north Ramsey.

The site is next to a **Poundstretcher** store bringing further custom to the site, and nearby occupiers include Ramsey Community Centre and a doctors surgery.

The surrounding areas are earmarked for further residential and commercial development along with the redevelopment of the nearby RAF Upwood all of which will substantially increase the existing town population of circa 10,300 (source: Cambridgeshire Insight).

Petrol station competition in the area is from a **Tesco** near to the subject site and a **Shell** petrol station on the opposite side of town.

Description

The premises comprise of an **Esso** branded petrol filling station with a pitched roof shop.

The forecourt provides four pump islands in a four square formation, with the former car wash let to a hand valeting company.

The shop and entire forecourt was extensively refurbished in 2019 to provide a modern well-lit retail area.

The site has potential for further income streams such as an extension to the shop, car sales, EV charging or food to go etc. subject to the necessary consents.



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Accommodation

The property comprises the following approximate floor areas:

| | Sq m | Sq ft |
|------------------------|-------------|-------------|
| Retail area | 22.0 | 237 |
| Ancillary | 7.8 | 84 |
| Total | 29.8 | 321 |
| | Hectare | Acre |
| Total Site Area | 0.28 | 0.68 |

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.

Fuel Supply Agreement

The property is currently supplied by **Esso** on a 5 year agreement from June 2019. We understand the site has been achieving a margin of 10 -12 PPL.

Trading

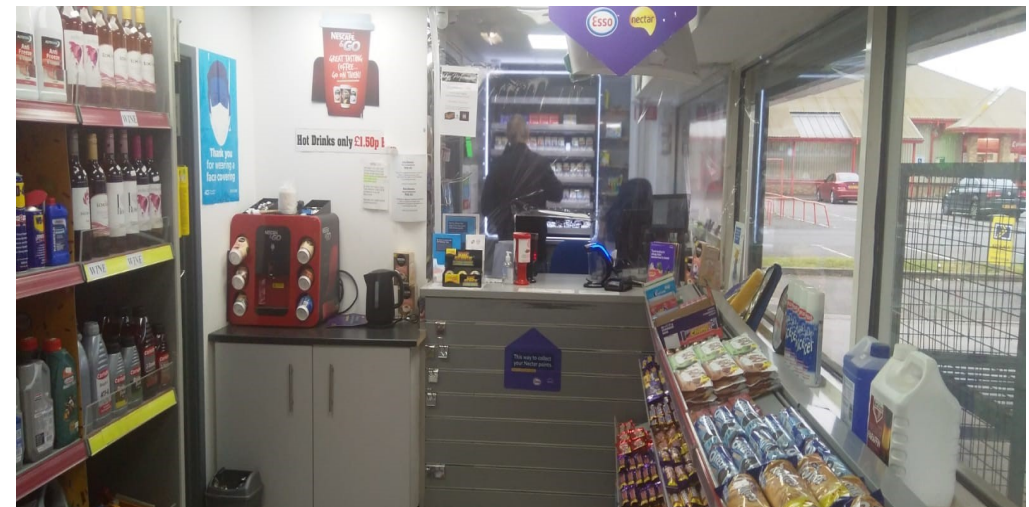
The site provides a site with potential for further growth for an operator. The current owner has recently installed Adblue and offers Red Diesel. A further breakdown of sales is available upon request.

| | 2021 |
|------------|------------------|
| Fuel sales | 1,660,015 litres |
| Shop sales | £63,803.64 |

NB: Shop sales based on annual equivalent based on 2 months trading.

Car Wash

Part of the site (edged blue on the attached plan) is let on a lease expiring 30 August 2025 at an annual rental of £9,000. There is an additional payment of £300 pcm toward utilities.



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Opening Hours

The site currently trades from 07:00 to 18:00 seven days a week.

Tenure

Leasehold.

Terms

The property is offered on a new lease on terms to be agreed.

Further information is available upon request. Our client would consider a freehold sale at £400,000.

Rating

We are advised that the Rateable Value for the property is £8,400 and the UBR for 2021/22 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

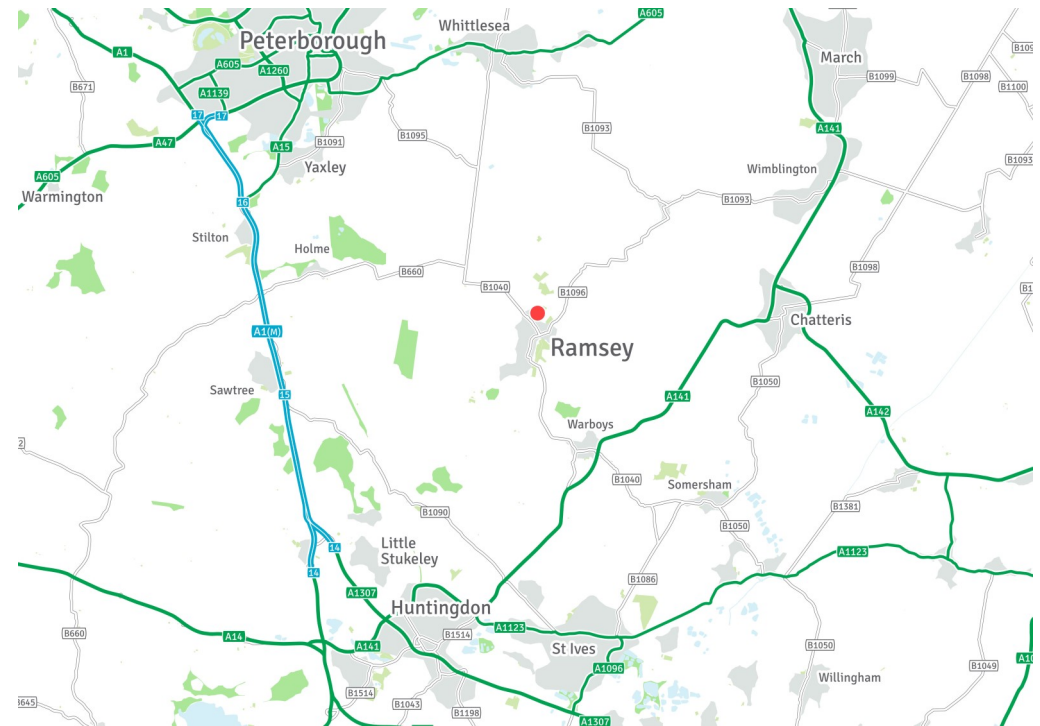
Energy Performance Asset Rating: Exempt.

VAT

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

Viewing

Staff are unaware of the sale and the site can be viewed as a customer during opening hours.



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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