

## INVESTMENT OPPORTUNITY Petrol Filling Station

Applegreen, Carlisle Road, Lockerbie  
Dumfries & Galloway, DG11 2DJ



### Contact

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## Investment Summary

- Situated in Lockerbie, a busy town immediately adjacent to the main A74(M) linking the M6 and Carlisle to Glasgow and the highlands of Scotland
- Prominent town centre roadside site on main road through Lockerbie
- Excellent communications with two junctions from the A74(M) serving the town and direct trains to Glasgow and Carlisle
- Generous town centre site of 0.41 acres benefitting from a purpose built convenience store of 1,216 sqft and forecourt with three sets of multi fuel pumps, a mono pump and car wash
- Securely let to Petrogas Group UK Limited and guaranteed by Applegreen PLC for a further 14 years (tenant break in 9 years) with five yearly reviews linked to RPI
- Current low passing rent of £90,000 per annum



## Tenure

Freehold

## Tenancy

The property is let to Petrogas Group UK Limited, guaranteed by Applegreen PLC for a term of 20 years from 29 January 2018 at a current passing rent of £90,000 per annum. The rent is reviewed every five years to RPI, collared and capped at 2% and 4%. The tenant has a break clause on 29 January 2033 and the lease is subject to a Schedule of Condition.

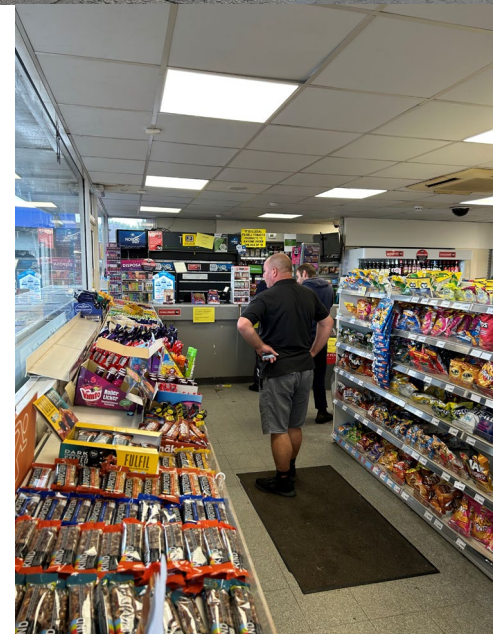
## Proposal

Offers in excess of £1,250,000 (One Million Two Hundred and Fifty Thousand Pounds), excluding VAT and subject to contract, are sought for the freehold interest. A purchase at this price reflects a net initial yield of 6.8% after purchaser's costs of 5.96%



## Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Purchasers. Prospective Purchaser(s) will need to provide proof of identity and residence, For a Company, any person owning more than 25% must provide the same





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