

INVESTMENT OPPORTUNITY Petrol Filling Station

Applegreen, Knavesmire Service Station
20-22 Tadcaster Road, York, YO24 1LQ



Contact

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Investment Summary

- Prominent corner site on the main A1036, two miles southwest of York City Centre
- Close to York Race Course and in the immediate vicinity of the IHG Holiday Inn and Delta Rooms by Marriott
- Site of 0.2 acres benefitting from a convenience store of 1,135 sq ft and forecourt with four sets of multi fuel pumps
- 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
- Low passing rent of £102,000 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 £102,000 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 £1,480,000 (One Million Four Hundred and Eighty 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 6.5% after purchaser's costs of 6.09%

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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