

## TO LET

# Petrol Station and Workshop

Tower Garage, Brindley Road, Hednesford  
Cannock, WS12 4LL



### Contact

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## Location

The premises are located close to the junction of Brindley Road and Broadhurst Green to the north of Cannock.

The site is located within the market town of Hednesford which forms the North East suburb of Cannock Chase, which has a population of circa 100,000 (ONS 2108).

To the south of the site, it generally comprises affluent suburban housing with Cannock Chase AONB immediately to the north which acts as a significant draw to the local area. In addition to this the site benefits from both busy passing trade and repeat business.

## Description

The property consists of a petrol filling station, workshop and car sales plot.

There are 2 pump islands each with 2 pumps located underneath a 3.65 m canopy.

To the rear of the forecourt is a 2 bay workshop with a separate MOT bay to the side. This is supported by a pair of offices and staff facilities.

There is ample parking to the north and south of the site with a total of circa 25 spaces.

## Opening Hours

Monday to Friday 08:00-17:00

Saturday 09:00-12:00

## Tanks

There are 4 x 6,800 litre tanks which we understand were installed in 1966.

## Fuel Supply

The site is offered free of tie.

## Trading

The petrol station has been trading at circa 500,000 litres per annum.

Further details available upon request.

## Potential

The site offers potential for a number of other income streams including Car Valeting, the inclusion of a retail offer and extended opening hours, subject to the necessary consents.

## Energy Performance Rating

Energy Performance Asset Rating – TBC

- Petrol Station and Workshop with potential to improve
- Currently no shop offer
- Retirement Sale with same owner for 40 years
- Fuel Sales, Workshop and Car Sales
- Offers by 12<sup>th</sup> September 2024



Workshop



## Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Workshop	68.25	735
MOT	43.41	467
Offices	9.85	381
Ancillary	3.03	68
<b>Total</b>	<b>153.34</b>	<b>1,650</b>
	Hectare	Acre
<b>Total Site Area</b>	<b>0.12</b>	<b>0.3</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.

## Tenure

Leasehold. Please note the Freehold is not available.

## Terms

The property is available to let on a new lease on terms to be agreed. A premium is sought for our client's valuable business. Further details upon request.

## VAT

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

## Identity Checks/AML

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

## Rating

We are advised that the property currently has two rating assessments

- Land used for Vehicle Sales and Premises - RV £13,250.
- Vehicle Repair Workshop and Premises - £9,000

The UBR for 2024/25 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 at [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates).

## Viewing

Interested parties can view as a customer during business hours. Parties will be arranged a full viewing on receipt of acceptable offer.

Total Site Area

0.12 hectares

**0.30** acres





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