

**Lot 29, Pembury Petrol Filling Station, High Street, Pembury, Royal Tunbridge Wells,
Kent TN2 4NG**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



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Property Information

Freehold Long Let Petrol Filling Station & Convenience Store Investment

- Petrol Filling Station & Convenience Store entirely let to Rontec Properties (No. 4) Limited, with guarantee from Rontec Roadside Retail Limited
- Recently extended lease to expire in June 2045 (June 2040 Tenant break option)
- Annual 2.00% fixed uplifts
- Rent rising to £182,847 in 2030 and £201,878 in 2035
- Trading as Morrisons Local and Esso, benefits from 24 hour opening
- Busy Crossroad location
- Nearby to the Tunbridge Wells Hospital and a large Tesco Superstore which has no petrol filling station on-site
- Site area of 0.11 Ha (0.28 Acres)

Lot

29

Auction

30th October 2025

Rent

£165,611 per Annum Exclusive

Status

Available

Sector

Supermarket/Convenience, Petrol Station

Auction Venue

Live Streamed Auction

On Behalf of a Major UK Fund

Location

Miles

11 miles south of Sevenoaks, 30 miles north of Eastbourne, 40 miles south of London

Roads

A21, A26, A264, M25 (Junction 5)

Rail

Tunbridge Wells Railway Station (approx. 40 mins to London Bridge)

Air

London Gatwick Airport, London Heathrow Airport

Situation

Pembury is a popular residential suburb some 2 miles north east of Royal Tunbridge Wells. The property is prominently located at the junction of High Street and Pembury Road (A228), providing direct access to central Tunbridge Wells and the A21. A large Tesco Superstore is located directly to the south of the property and does not have a petrol filling station facility. In addition, The Tunbridge Wells Hospital is approximately 0.5 mile to the west with many visitors taking advantage of the convenience store's 24 hour offering. The petrol filling station and convenience store serves the Pembury and East Royal Tunbridge Wells suburbs with the nearest neighbouring petrol stations some 6 miles away to the west and south.

Tenure

Freehold.

Description

The property comprises a modern convenience store and petrol filling station with eight pumps beneath a steel canopy and a single storey convenience store of approximately 268.81 sq. m. (2,893 sq. ft.) (GEA) upon a total site area of 0.11 Ha (0.28 Acres), benefitting from a long frontage onto High Street.

VAT

VAT is applicable to this lot.
To be confirmed

Note

Rontec is one of the leading players in the UK forecourt industry and operates more than 260 petrol stations across England and Wales, under the Esso, BP and Shell brands. For the year ending 30/09/2024, Rontec Roadside Retail Limited reported a Turnover of £1,680,588,000, a pre-tax profit of £104,353,000 and a Net Worth of £1,028,253,000 (Source: NorthRow 02/09/2025)

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Tenancy & Accommodation

Use	Site Area Approx. Hectares	Site Area Approx. (Acres)	Tenant	Term	Rent p.a.x.	Rent Reviews
Petrol Filling Station and Convenience Store	0.11	(0.28)	RONTEC PROPERTIES (NO.4) LIMITED, with guarantee from RONTEC ROADSIDE RETAIL LIMITED (1)	A period of years until 20/06/2045 (2)	£165,611	20/06/2026 and annually thereafter (3)

(1) Rontec is one of the leading players in the UK forecourt industry and operates more than 260 petrol stations across England and Wales, under the Esso, BP and Shell brands. 240 of these stations trade 24 hour services. The company was formed in 2011 to acquire the assets of Total Oil UK and has since continued to acquire site packages from Esso, Co-Op and BP.

(2) The lease provides for a tenant option to break on 20/06/2040, subject to 6 months notice.

(3) Fixed annual uplifts at 2.00% per annum.

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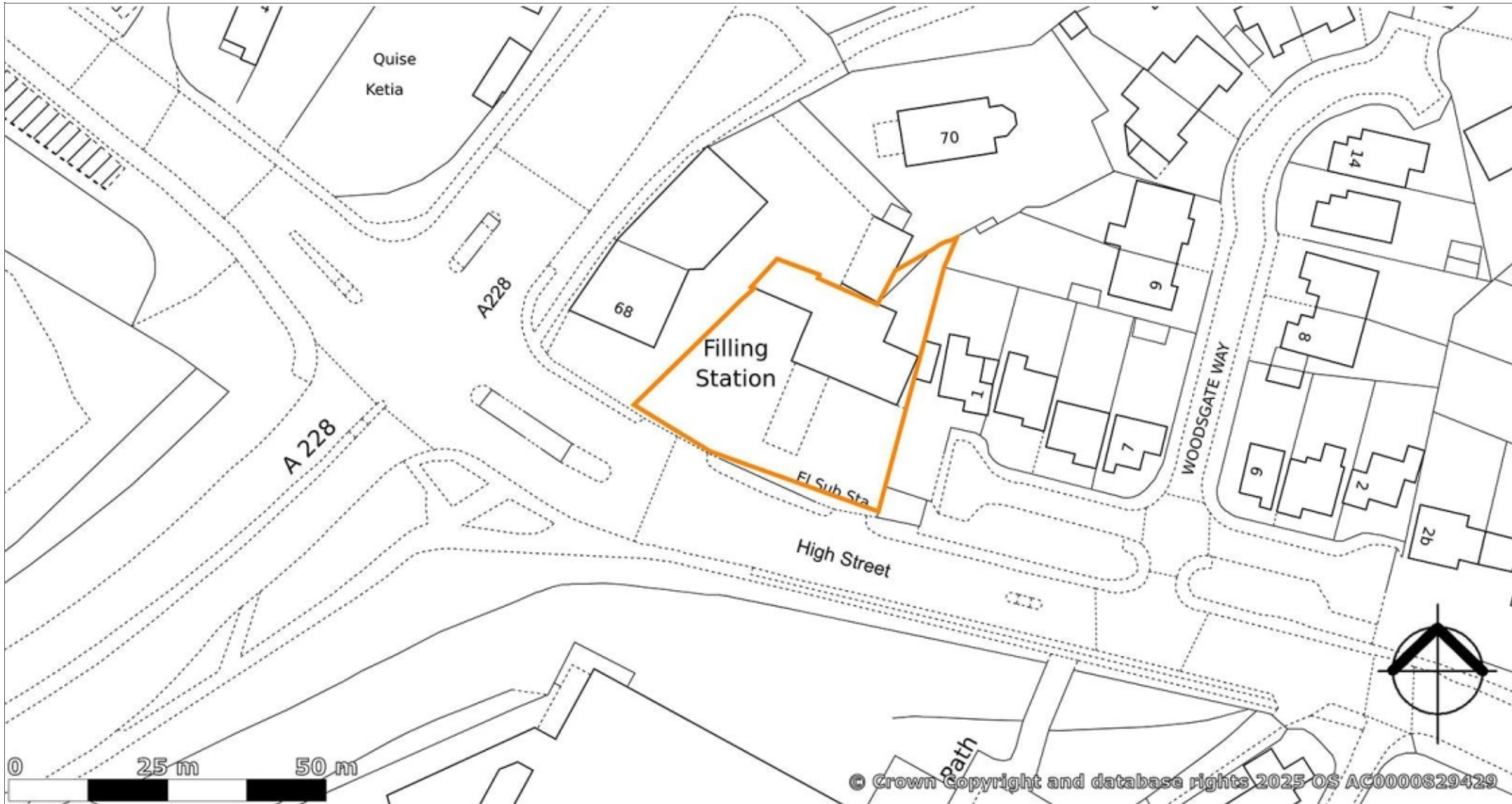
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2024