

# lot 36

## Petrol Filling Station (on A11), Fiveways Barton Mills, Bury St Edmunds, Suffolk IP28 6AE

Rent  
**£35,000**  
per annum  
exclusive  
(subject to  
Note 3) rising  
to **£52,009**  
in 2033

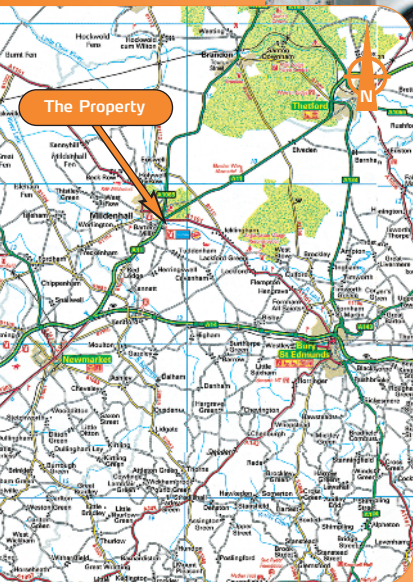
Freehold Petrol Filling Station  
Investment

- Let to Rontec Service Station 1A Ltd (guaranteed by Rontec Investments LLP and on assignment from Total Downstream UK plc) for 50 years until 2038 (no breaks)

- Prominent location on A11
- Fixed 5 yearly rental increases
- Approximate site area of 0.32 hectares (0.8 acres)
- Six Week Completion



This photograph has been computer enhanced



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### Location

Miles: 11 miles north-west of Bury St Edmunds  
22 miles north-east of Cambridge  
40 miles south-west of Norwich  
45 miles south-east of Peterborough  
Roads: A11, M11, A14, A1065  
Rail: Bury St Edmunds Railway Station  
Air: Stansted Airport

### Situation

The property is prominently situated on the Norwich bound carriageway of the A11 immediately to the south of the busy Fiveways Roundabout. The A11 is a highly busy arterial route connecting Norwich with Cambridge and London. The important and regional Thetford Forest Park is some 500 metres from the property and draws a large number of visitors to the local area.

The A11 between Fiveways and Thetford is currently undergoing £105 million of improvement works to create a dual carriageway.

### Description

The property comprises a substantial petrol filling station comprising 6 pumps, a convenience store and car wash. The property benefits from an HGV lane and a site area of approximately 0.32 hectares (0.8 acres).

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Shop	25 sq m (266 sq ft)	<b>RONTEC SERVICE STATION 1A LTD guaranteed by Rontec Investments LLP and on assignment from Total Downstream UK plc (formerly Fina plc) (1) (2)</b>	50 years from 25/03/1988 until 2038 on a full repairing and insuring lease	£35,000 rising to £52,009 in 2033 (3)	Fixed increases in 25/03/2018 and 5 yearly (3)
<b>Totals</b>		<b>25 sq m (266 sq ft)</b>			<b>£35,000</b>	

(1) For the year ending 30th September 2012, Rontec Investments LLP reported a turnover of £813,750,000, pre-tax profits of £21,281,000 and a total net worth of £52,421,000. (Source: www.riskdisk.com 28/08/2013)

(2) For the year ending 31st December 2012, Total Downstream UK plc (formerly Fina plc) reported a net worth of £208,743,000. (Source: riskdisk.com 09/09/2013)

(3) The current rent reserved under the terms of the lease is £30,000 p.a.x. At the March 2013 rent review the following fixed increases in rent were agreed; £31,000 p.a.x. in 2014, £32,500 p.a.x. in 2015, £34,000 p.a.x. in 2016 and £35,000 p.a.x. in March 2017. In addition the lease provides for the following fixed rental increases to £38,643 p.a.x. in March 2018, £42,665 p.a.x. in March 2023, £47,106 p.a.x. in March 2028 and £52,009 p.a.x. in March 2033. The seller will pay the buyer the difference between the appropriate current rent reserved and the £35,000 p.a.x. from completion of the sale until 24/03/2017. Therefore the property will produce £35,000 p.a.x. from completion of the sale.

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