

Esso Filling Station, Watling Street (A5), Muckley Corner, Lichfield, Staffordshire WS14 0BH

Freehold Petrol Filling Station

Lot 9

£103,615 per annum exclusive (with 2% per annum fixed uplifts)



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Petrol Station & Convenience Store	96.00 sq m (1,033 sq ft)	RONTEC PROPERTIES (NO.4) LIMITED guaranteed by Rontec Roadside Retail Limited (1) on assignment with an until 2047 (3) AGA from Co-operative Foodstores Limited and a guarantee of the AGA by Co-operative Group Food Limited (2)	20 years from 21/6/2007 until 20/6/2027 with option to renew	£103,615	2% annual uplifts
Totals		96.00 sq m (1,033 sq ft)			£103,615	

- (1) Rontec was formed in June 2011 and is one of the leading players in the UK forecourts industry, operating over 240 forecourts across England and Wales (Source: www.rontec.com). For the year ending 30th September 2016, Rontec Roadside Retail Limited (CRN 09129964), formerly Rontec Group Limited, reported a turnover of £998,998,000, pre-tax profits of £22,585,000 and a total net worth of £103,245,000 (Source: Experian Group 21/09/2017).
- (2) For the year ending 2nd January 2016, Co-operative Group Food Limited (CRN: 26715R) reported a turnover of £6,475,500,000, pre-tax profits of £429,600,000 and a total net worth of £1,385,500,000 (www.riskdisk.com).

Key Details

- Let to Rontec Properties (No.4) Limited until 2027 (no breaks) with option to renew until 2047
- Guaranteed by Rontec Roadside Retail Limited (formerly Rontec Group Plc) and on assignment from Co-operative Foodstores Limited
- Highly prominent position on Watling Street (A5) roundabout
- Annual 2% rental increases

Location

Miles: 15 miles north of Birmingham
23 miles south-west of Derby
Roads: A5, A461, M6 Toll
Rail: Lichfield City Station
Air: Birmingham Airport

Situation

Lichfield is a cathedral city situated 15 miles north of Birmingham. The property is prominently situated on the busy roundabout junction of Watling Road (A5) and Walsall Road (A461), close to the A38 junction of the M6 Toll.

Description

The property comprises a petrol filling station and forecourt with six pumps and a convenience store. The property benefits from ancillary parking for the convenience store with the addition of water and air facilities. The site has an approximate area of 0.25 hectares (0.61 acres).

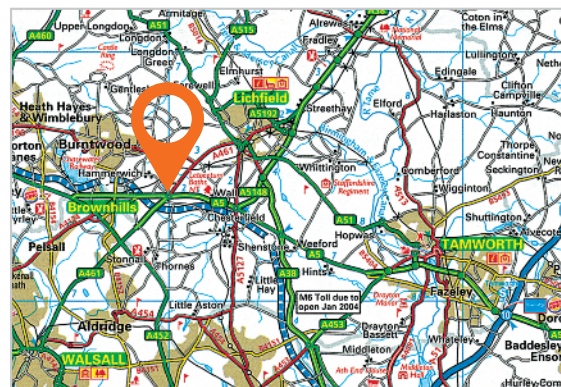
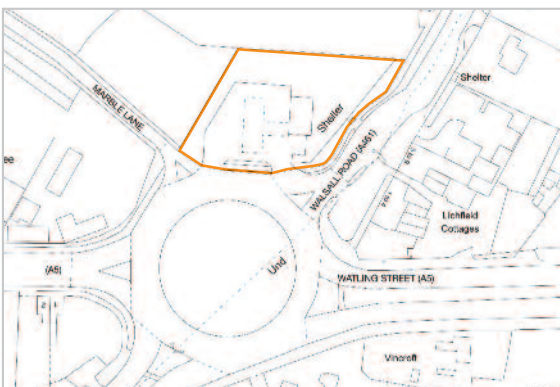
Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion



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