

Lot 14

£44,000 Per Annum
Exclusive

Eastfield Service Station, 139 Eastfield Side, Sutton in Ashfield, Nottinghamshire NG17 4JW

Freehold Convenience Store/Petrol Station Investment



Key Details

- Let to MPK Garages Limited until 2026 (no breaks)
- Includes a Petrol Station with a Convenience Store
- Prominent high density residential area
- Medium term Residential Redevelopment Potential (Subject to Consents)
- Open Market Rent Review October 2021
- Approximately 0.22 hectares (0.54 acres)

Location

Miles: 2 miles south-west of Mansfield
12 miles south-east of Chesterfield
14 miles North of Nottingham

Roads: M1, A38, A617
Rail: Sutton Parkway
Air: Nottingham Airport

Situation

The property is situated in a predominantly residential area on east side of Eastfield Side opposite its junction with Tudsbury Terrace and approximately 0.75 miles north-east of Sutton-in-Ashfield Town Centre and approximately 1 mile south-west of King's Mill Hospital.

Description

The property comprises a Petrol Filling Station with a convenience store and Car Wash and a site of approximately 0.22 hectares (0.54 acres).

The site has recently been rebranded in 2020 with enhancements made to the convenience store.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion

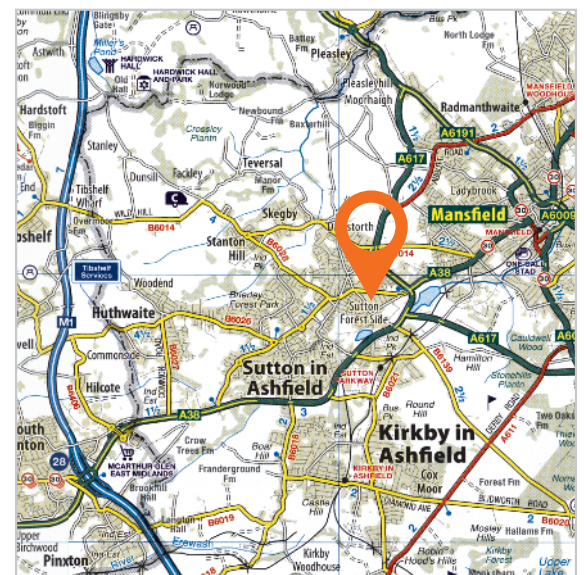
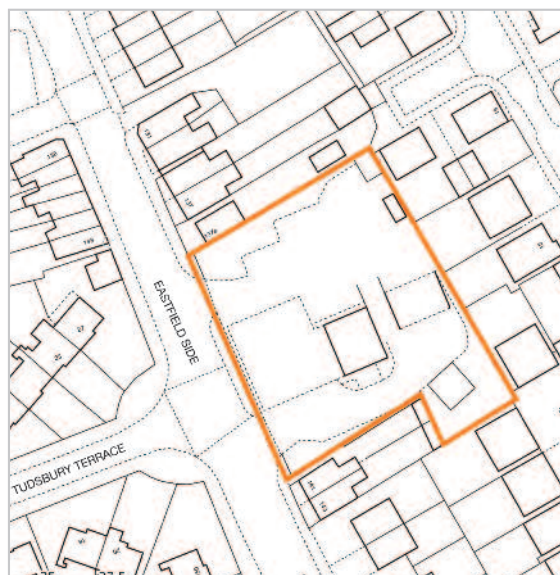
Energy Performance Certificate

Band C. See legal pack.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
Ground	Retail/Petrol Filling Station	87.90 sq m (946 sq ft)	MPK GARAGES LIMITED (1)	15 years from 31/10/2011 on a full repairing and insuring lease	£44,000	31/10/2021 (30/10/2026)
Total		87.90 sq m (946 sq ft)			£44,000	

(1) For the year ending 31st December 2019, MPK Garages Limited reported a turnover of £80,448,023 a pre-tax profit of negative £810,824 and shareholder funds of £16,464,682 (Source: NorthRow 19/05/2021). MPK Garages Limited is a substantial independent forecourt retailer with 29 sites across the UK and was listed number 11 in Top 50 Indies 2021 Forecourt Trader.



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