

Central Store - Temple Cloud

WELL SECURED FORECOURT CONVENIENCE INVESTMENT

16 YEARS UNEXPIRED LEASE WITH NO BREAKS AND FIXED UPLIFTS LET TO A 5A1 COVENANT



LOWERS FILLING STATION, MAIN ROAD, TEMPLE CLOUD, SOMERSET BS39 5BZ

INVESTMENT CONSIDERATIONS

We are instructed to seek offers in excess of

£1,115,000

(One Million, One Hundred and Fifteen Thousand Pounds) subject to contract and exclusive of VAT.

A purchase at this level would reflect a **Net Initial Yield of 6%**, with a reversionary yield of **6.78%** in October 2024 assuming purchaser's costs of **5.86%**.



- › Located 10 miles from Bristol and 12 miles to the historic City of Bath
- › Strong trading location in a picturesque village fronting a main road and opposite a large residential development by Wilson Homes
- › Comprises a Texaco branded forecourt petrol filling station and Central convenience store
- › The proposal includes the Tyre Auto Centre which is sublet by Bestway
- › Let for a further 16 years unexpired to Bestway Retail Limited guaranteed by Bestway Wholesale Limited a 5A1 covenant
- › The convenience store including the tyre auto garage extends in total to 2,723 sq ft
- › Fixed uplifts at 2.5% compounded throughout offering guaranteed rental growth
- › Total current rents reserved £70,713.01 per annum rising to £80,005.28 per annum in 31st October 2024
- › Freehold

LOCATION

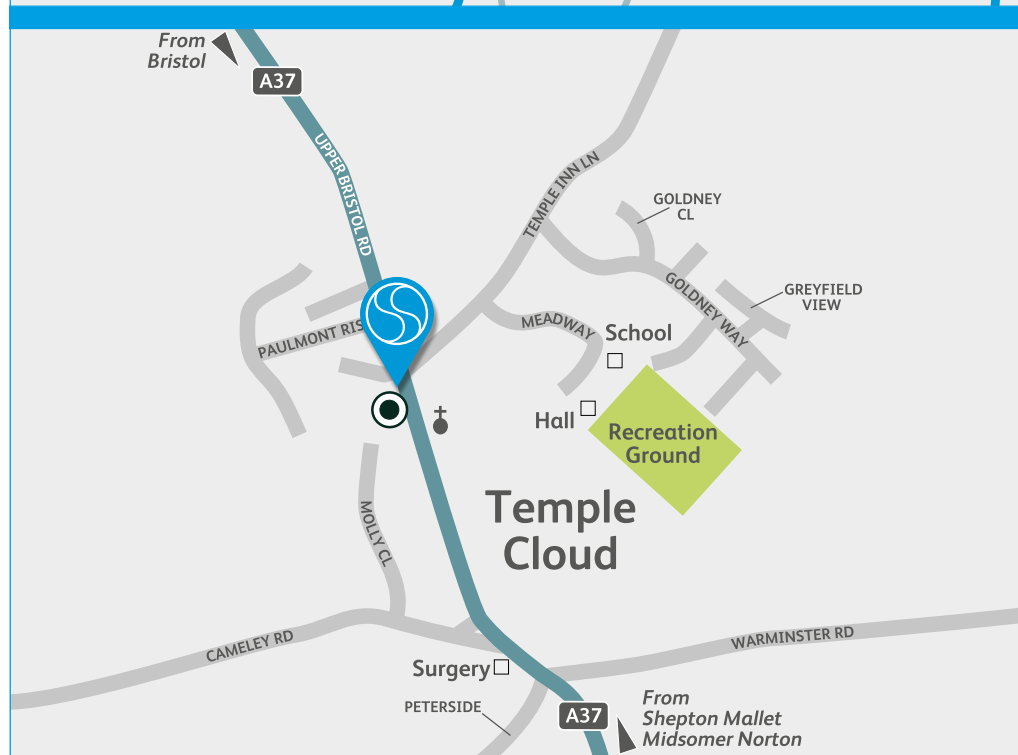
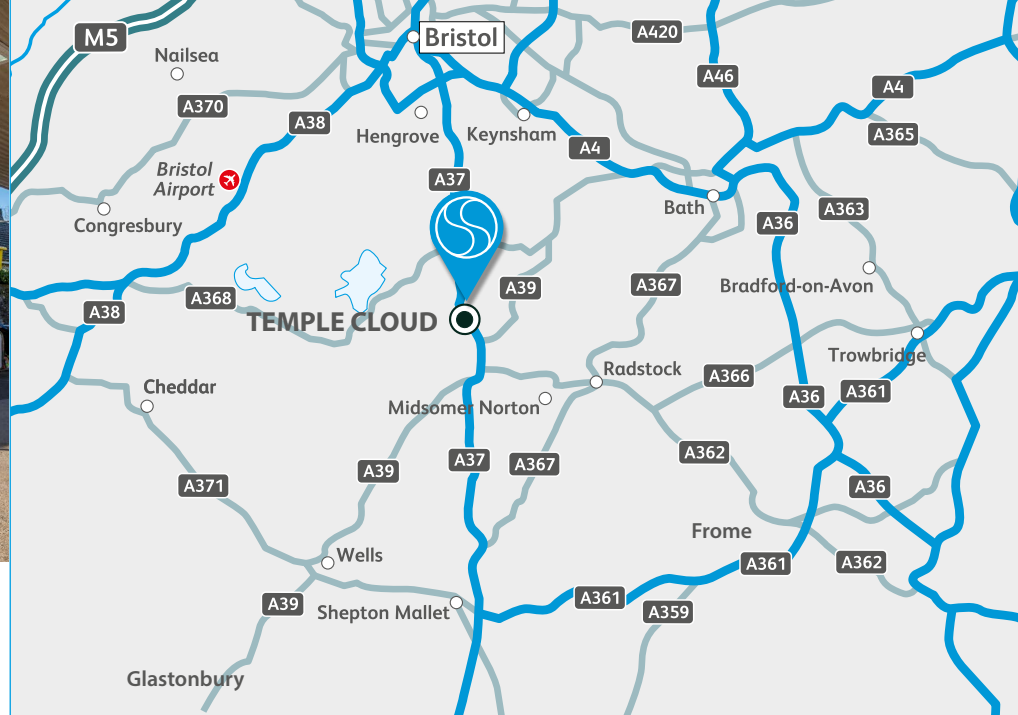
Temple Cloud is a picturesque village within the Chew Valley in Somerset, 12 miles south west of Bath and 10 miles south of Bristol.

The M4 motorway (junction 18) is some 30 miles north.

SITUATION

The property is well situated on the A37 a busy main road connecting Bristol in the north (approximately 30 miles) and south to Yeovil. The nearest town is Midsomer Norton 5 miles south east via the A37 Bristol Road.

The surrounding area is predominantly residential. Within close proximity is a new 70 unit housing estate which has just been completed by Wilson Homes.



DESCRIPTION

The property comprises a petrol filling station forecourt and convenience store together with a detached tyre auto centre. The fuel forecourt supports six pumps within a three island layout providing unleaded, diesel and premium unleaded grade of fuel beneath a rectangular canopy. The forecourt provides ample customer car parking.

The sale area incorporates a Post Office and provides a full range of grocery products, off licence, bakery, general motorist products, confectionary, Costa Coffee module, and an ATM. The tyre auto centre has been sublet by Bestway, further information is available on request.

ACCOMMODATION

FLOOR	SQ FT	SQ M
Sales Area	928 sq ft	86 sq m
Ancillary/staff accommodation	290 sq ft	27 sq m
Total	1,218 sqft	113 sq m
Tyre Auto Garage	1,505 sq ft	140 sq m
Total Area	2,723 sq ft	253 sq m

SITE

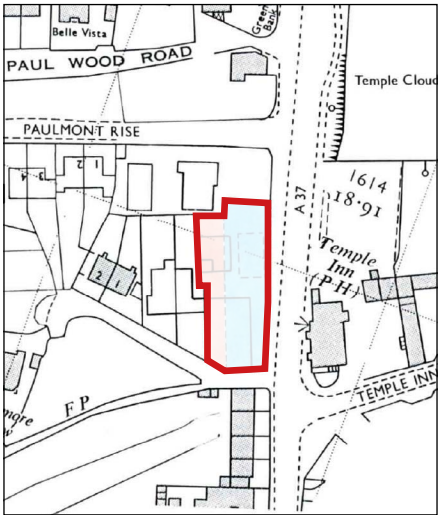
The site extends to approximately 0.13 acres (0.05 hectares).

TENURE

Freehold

RENTAL UPLIFTS

YEAR	RENT	REVERSIONARY YIELD
31st October 2024	£80,005.28 pa	6.78%
30th October 2029	£90,518.64 pa	7.67%



TENANCY

The whole property is let to Bestway Retail Limited guaranteed by Bestway Wholesale Limited for a term of 20 years from the 31st October 2014 at current rent of £62,500 per annum. The lease provides for 2.5% per annum compound uplifts every fifth year of the term and contains full repairing and insuring covenants. The vendor will top up the rent to £70,713.01 per annum from completion until 31st October 2019 by way of a reduction in the purchase price.

COVENANT

The lease to Bestway Retail Limited is Guaranteed by Bestway Wholesale Limited until Bestway Retail Limited posts two consecutive years' net profit at Companies House exceeding £10million.

Bestway Retail Limited operates approximately 182 stores and supplies a further 500 (approximately) convenience stores which are operated by other companies. Further information can be found at;

www.bestwaywholesale.co.uk

For the year ended 30th June 2017, Bestway Wholesale Limited (Guarantor) reported a turnover of £1.651bn, a pre-tax profit of £6.354m, shareholders' funds of £88.162m and a net worth of £85.255m. (Source: Experian 09.08.2018.)



FORECOURT CONVENIENCE MARKET

Within the forecourt convenience market, demand for assets offering long leases to strong covenants remains high. The market is one of only a few sectors where the occupiers remain active and willing to agree 15 year plus occupational leases, with fixed or index linked rent reviews.

Given the lack of stock providing these characteristics available in the open market, forecourt convenience yields have hardened in the last 12 months. Yields currently stand in the high 5%'s for assets providing long income streams and these continue to be targeted by investors.

EPC

The property has an EPC rating of C71. A copy of the EPC is available on our website.

www.savoystewart.co.uk

VAT

The property is elected for VAT elected which will be chargeable on the purchase price. It is anticipated the transaction is to be treated as a transfer of going concern (TOGC).

PROPOSAL

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Subject to contract and exclusive of VAT.

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TERMS & CONDITIONS

Messrs Savoy Stewart, for themselves and for the vendors or lessors of this property for whom they act, give notice that:

I. These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract.

II. Savoy Stewart cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation, and other details contained herein, and prospective purchasers or tenants must not rely on them as statement of fact or representations, and must satisfy themselves as to their accuracy.

III. No employee of Messrs Savoy Stewart has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property.

IV. Rents, prices, premiums and service charge quoted in these particulars may be subject to VAT in addition and

V. Messrs Savoy Stewart will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

VIEWING & FURTHER INFORMATION

All interested parties are requested to make any appointments strictly through Savoy Stewart.



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