

Lot 34, Shell Petrol Station, 118 Whitby Road, Ellesmere Port, Merseyside CH65 6TF

For sale by Auction on 15th February 2024 (unless sold or withdrawn prior)



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Property Information

Prominent Freehold Ground Rent Investment

- Let to Euro Garages Ltd until July 2067 (no breaks)
- Situated on the busy Whitby Road (A5032)
- Seven yearly market rent reviews
- Outstanding Rent Review from March 2023
- Nearby occupiers include Kwik-Fit, Aldi, Asda, Costa, Subway, Greggs, Farmfoods and Boots the Chemist

Lot

34

Auction

15th February 2024

Rent

£4,000 per Annum Exclusive

Status

Available

Sector

Motor Trade/Petrol Station

Auction Venue

Live Streamed Auction

Location

Miles 11 miles south of Liverpool, 40 miles south-west of Manchester
Roads A41, M56, M5
Rail Ellesmere Port Train Station
Air Liverpool John Lennon Airport

Situation

The property is prominently located on the north side of the busy Whitby Road (A5032) in Ellesmere Port town centre, close to Port Arcades Shopping Centre. Nearby occupiers include Kwik-Fit, Aldi, Asda, Costa, Subway, Greggs, Farmfoods and Boots the Chemist.

Tenure

Freehold.

EPC

Not applicable.

Description

The property comprises part of a petrol filling station forecourt providing a site area of approximately 0.09 hectares (0.22 acres).

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground	Petrol Filling Station	-	-	EURO GARAGES LIMITED (1)	99 years from 19/07/1968	£4,000	March 2023 and 7 yearly thereafter (2)
Total Site Area		0.089 ha	(0.219 acres)			£4,000	

(1) For the year ending 31/12/2022 Euro Garages Limited reported a Turnover of £2,880,401,000, a Pre-Tax Profit of £66,581,000 and a Net Worth of £470,649,000 (NorthRow 23/01/2024).

(2) The lease is subject to seven-yearly market rent reviews. The rent is to be reviewed to 5.5% of the full rack rental value, assuming the property is subject to a new 7 year lease. Please see legal pack.

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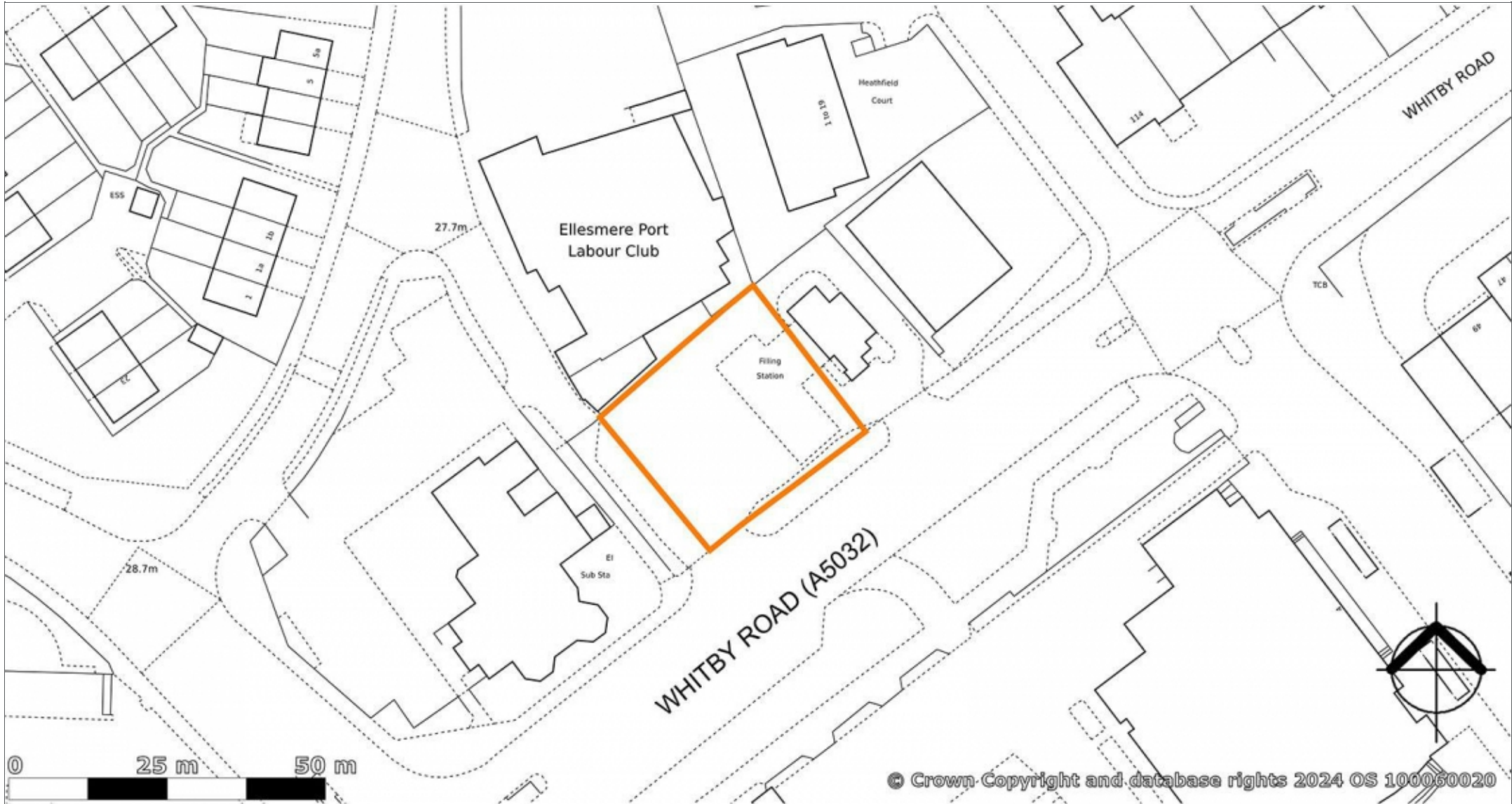
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September 2020