

## Petrol Filling Station Business

**FOR SALE/TO LET**

Confidentially Available (Staff Unaware)

Motor Trade & Roadside

- *Llandudno, North Wales' Premier Resort*
- *Prominent Roadside Position close to Parc Llandudno and Champneys Retail Parks, Venue Cymru Theatre and Conference Centre*
- *Fuel Sales Circa 3.0m litres per annum*
- *Shop Sales circa £270,000 per annum (Exc VAT)*
- *Premium Fuel Pricing*
- *Unopposed Trading Position*
- *Freehold For Sale or Lease Option*
- *Confidentially Available (Staff Unaware)*
- *Available Free of Tie*

**LLANDUDNO LL30 1YR  
Mostyn Broadway (A470)**



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### Location

The property is prominently located on the A470, Mostyn Broadway, within Llandudno town centre. Mostyn Broadway is a busy arterial route linking Llandudno and Junction 18 of the A55 North Wales expressway, approximately 3 miles south.

The property is adjacent to the Parc Llandudno and Mostyn Champneys Retail Parks where occupiers include Argos, Currys, Homebase, B&Q and Halfords, amongst others and is within close proximity of the established Llandudno shopping centre. It also sits adjacent to Venue Cymru, which is the only venue, conference centre and theatre complex in North Wales, which generates significant levels of visitor numbers throughout the year.

### Description

The petrol filling station lies immediately in front of Pentreath Honda motor dealership, with shared rights of way over the forecourt to allow separate access and egress to the site. The forecourt is arranged in a standard four-square format under a 4 meter canopy to the apron to the store. The kiosk provides a shop sales area of 51 sq m (558 sq ft), with integral office and storage accommodation to the rear.

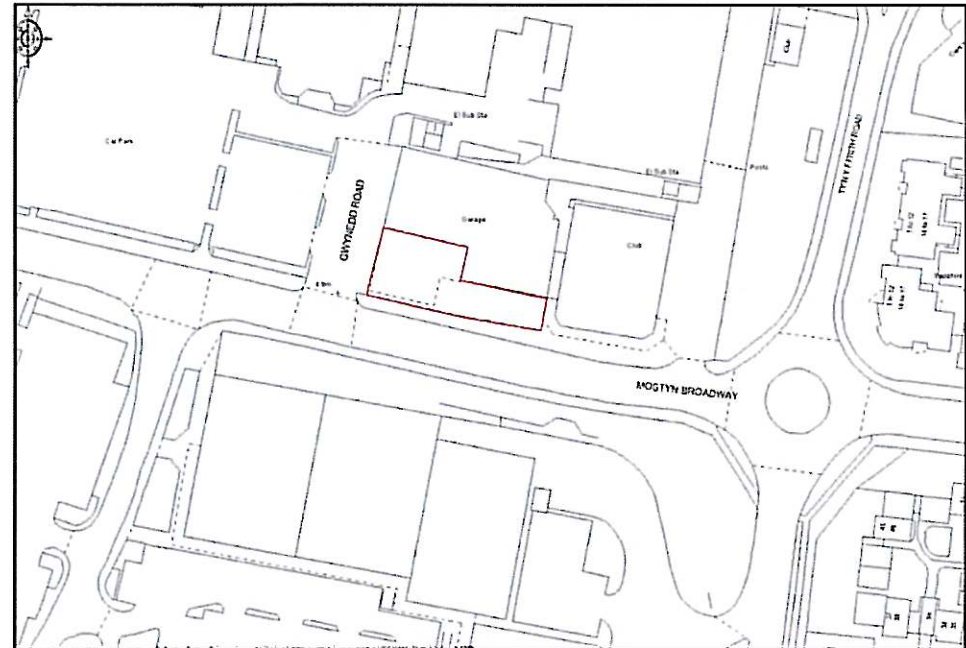
### Trading Information

We have been supplied with the sales information.

	Fuel Sales (litres)	Shop Sales (Exc VAT)
2009	3,249,944	£273,306
2010	3,045,379	£271,791

The site benefits from bunkered fuel facilities. Further details available upon request.

Purchasers are strongly advised to satisfy themselves in all respects in assessing the trading potential of the property. No warranty will be provided.



### Accommodation

	Sq m	Sq ft
Retail Sales	51.9	559
Store	14.1	152
Ancillary	5.2	55
<b>Total Accommodation</b>	<b>71.1</b>	<b>765.6</b>
<b>Site Area:</b>	<b>0.06 Hectare</b>	<b>0.17 Acre</b>

Note: The above areas have been calculated on an approximate gross internal basis and must be verified by the incoming purchaser.



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### Fuel Supply Agreement

The property is currently trading under a Total Fuel Supply Agreement from June 2007, but can be made available free of tie.

A copy of the fuel supply agreement can be made available upon request.

### Tanks

We are informed there are five underground storage tanks as follows:

Tank 1	Unleaded	48,000 litres
Tank 2	Unleaded	22,500 litres
Tank 3	Diesel	22,500 litres
Tank 4	Unleaded	22,500 litres
Tank 5	Diesel	22,500 litres

### Employment Information

The successful purchaser will be responsible for the employment of all staff engaged at the property under TUPE regulations. A copy of the employees' schedule is available to seriously interested parties upon request.

### Terms

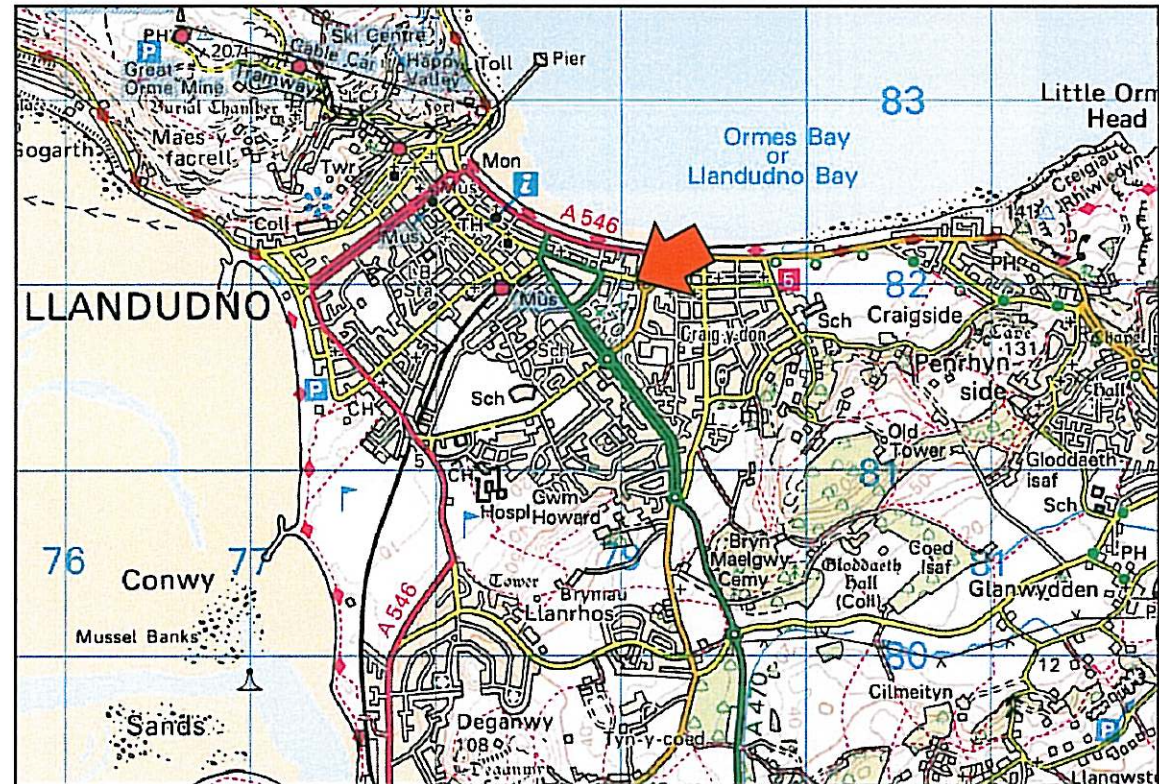
Offers are invited for our client's freehold interest. Alternatively, our clients may consider leasehold proposals.

### Rating

The property is listed in the 2010 Valuation List as "Petrol Filling Station and Premises". Rateable Value £26,500.

### VAT

All figures quoted are exclusive of Value Added Tax, which will be charged at the prevailing rate.



### Viewing

The impending disposal is strictly confidential and utmost discretion is required should interested parties wish to visit the location. Under no circumstances should any member of staff be approached without prior arrangement.

### Contact:



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