



## PROPERTY SUMMARY

- **Well-located** forecourt with **convenience** store in an edge of town centre location
- **Retail** re-fuelling provided
- **1,972 sq.ft** convenience store on a **0.52 acre** site
- **Forecourt Shop** recently **comprehensively refurbished** and **re-imaged**
- Forecourt shop works **completed in September 2022**
- **Ancillary workshop** accommodation **provided**
- **Fuel Volume – c. 3 million litres**
- **Shop Turnover (excl. VAT) – c. £500,000**
- Site is **yet to reach maturity** in trading performance post refurbishment works
- **Opportunity** to incorporate sources of **additional income** including parcel delivery boxes and laundrette facilities
- **Heritable offers** invited
- **Strictly Confidential – site staff not to be approached**



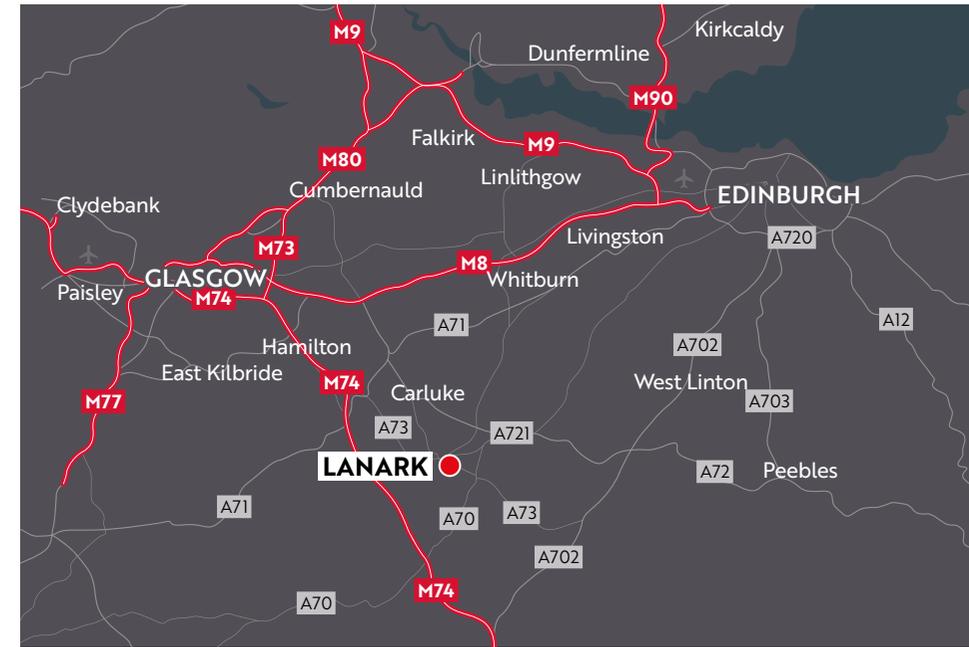
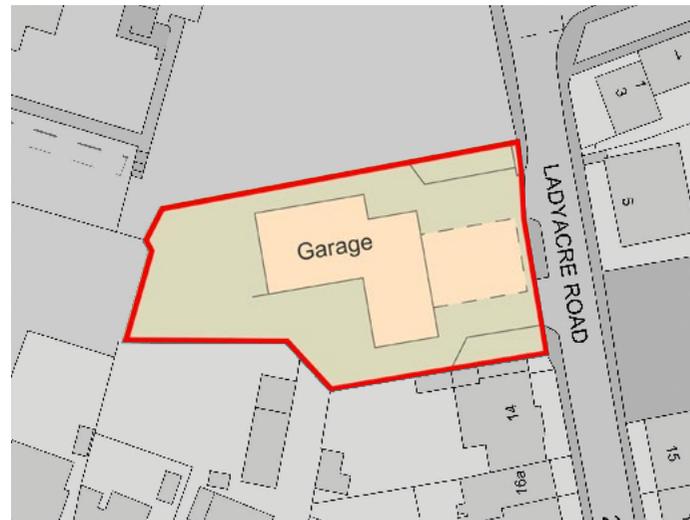
[Click here](#) for Google Map link

## LOCATION + SITUATION

Lanark is a town in South Lanarkshire, Scotland with an estimated population of 8,870 (2021). The town is approximately 27 miles south-east of Glasgow, 33.5 miles south-west of Edinburgh and 33.5 miles east of Kilmarnock.

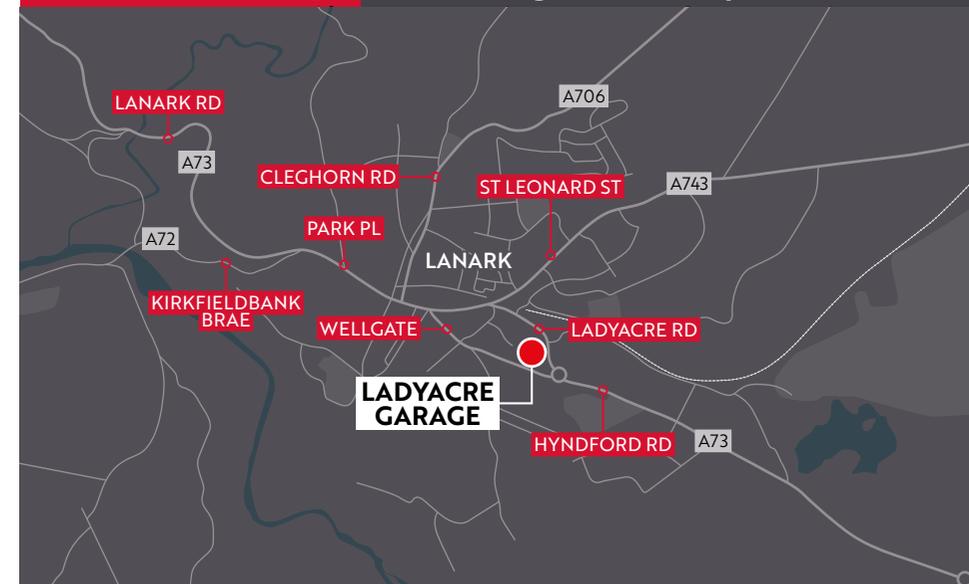
The forecourt is approximately half a mile to the south-east of Lanark town centre on Ladyacre Road (B7017) which links Hyndford Road (A73) with St Leonard St (A743) and Lanark town centre.

Surrounding properties are in residential and commercial uses. A Morrison's Supermarket (without fuel) is in the vicinity as well as Braidfute Retail Park where occupiers include Argos, B&M, Lidl and Pets at Home.



SATNAV : ML11 7LQ

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## THE PROPERTY

The property comprises a retail fuel forecourt, convenience store, forecourt services and parking facilities. Part of the property (workshop, ancillary accommodation and area previously occupied by an automatic car wash machine) is occupied by a hand car wash operator.

The vendor has undertaken comprehensive shop reimage and refit works which completed in September 2022. Since completion of the refurbishment works, shop turnover continues to track upward. As at the end of March 2023, the shop is yet to reach trading maturity based on quarterly figures.

A vacant workshop to the rear of the forecourt building provides scope for rental income to be generated. Alternatively this accommodation could be occupied as a store associated with the forecourt shop which would then allow the existing forecourt shop store to be repurposed for additional sales area or incorporation of a food to go offer.

### RETAIL FORECOURT

<b>Arrangement</b>	Four square layout
<b>Filling Positions</b>	Eight
<b>Dispenser Specification</b>	Gilbarco Veeder Root – all six hose
<b>Grades of Fuel Provided</b>	Unleaded, Diesel and Premium Unleaded
<b>Surface</b>	Brick paving
<b>Canopy</b>	Four posts and links to the shop (4.2m)

### CONVENIENCE STORE

<b>Brand</b>	Londonis
<b>Accommodation Provided</b>	Sales area, office, catering area and stores
<b>Number of Tills</b>	x2
<b>Alcohol</b>	Yes
<b>Food-to-go</b>	Costa Express branded hot drinks machine, Rollover, Bake & Bite and Stone Willys
<b>National Lottery</b>	Yes
<b>E-Pay</b>	Yes
<b>ATM</b>	Yes (Cash Zone branded, free to use within shop frontage)
<b>Trading Hours</b>	5am – 11pm, seven days a week
<b>Parking</b>	Circa five unmarked parking spaces

### FORECOURT SERVICES

<b>Automatic Car Wash Machine</b>	-
<b>Jet Wash Machine</b>	-
<b>Hand Car Wash</b>	Yes – see Licence Summary section for further information
<b>Air/Water</b>	x1
<b>Vacuum/Fragrance</b>	-



### ACCOMMODATION - FORECOURT

Description	Sq.m	Sq.ft
Sales Area	105.0	1,131
Ancillary	78.2	841
<b>Total</b>	<b>183.2</b>	<b>1,972</b>

### ACCOMMODATION - ANCILLARY

Description	Sq.m	Sq.ft
Workshop (1)	67.5	727
Workshop (2)	66.3	713
Ancillary	101.9	1,097
<b>Total</b>	<b>235.7</b>	<b>2,537</b>

### SITE AREA

<b>Site Area</b>	<b>0.52 acres</b>	<b>0.21 hectares</b>
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### FUEL STORAGE

Tank Number	Grade of Fuel	Capacity (litres)
1	Diesel	35,550
2	Diesel	20,900
3	Premium Unleaded	10,600
4	Unleaded	45,079
		<b>112,129</b>
<b>Installation Date</b>	Tank 1 – 1995 Tank 2/3 – 1995 Tank 4 - 1983	
<b>Construction</b>	Single skinned	
<b>Tank Gauge Specification</b>	Gilbarco	
<b>Stock Loss Monitoring System</b>	Suresite Fuel Management	

## BUSINESS RATES

Address	Description	Rateable Value
12 Ladyacre Road, Lanark ML11 7LQ	Garage	£44,500

## EPC

The forecourt element of the property has an EPC Rating of A-10. The hand car wash element of the property has an EPC Rating of B-23. A copy of the EPC's can be provided upon request.



## TENURE

Heritable.

## LICENCE SUMMARY

The hand car wash facility is occupied by way of a licence to Ezy Clean Lanark Limited (with a personal guarantor) on a rolling monthly basis subject to a 12-month break clause (or earlier if so determined by the Licensor in line with the agreement).

From 1 December 2022 – 30 November 2023 the initial licence fee is £3,200 per calendar month (p.c.m) rising to £3,500 p.c.m (1 December 2023 – 30 November 2024), £3,700 p.c.m (1 December 2024 – 30 November 2025), £3,800 p.c.m (1 December 2025 – 30 November 2026) and £4,000 p.c.m (1 December 2026 – 30 November 2029).

## TRADING INFORMATION

	Mar – Jun 2022 (3.25 months)	Jul – Sep 2022 (Shop refurbishment)	Oct – Dec 2022	Jan – March 2023 (Annualised)
Fuel volume (litres)	621,698	701,700	782,293	750,718 (3,002,872)
Shop Turnover (excl. VAT)	£46,766	£55,107	£103,814	£120,083 (£480,332)
Lottery/Paypoint/Epay Turnover (excl. VAT)	£-	£-	£12,914	£10,157 (£40,628)
Stone Willys Turnover (excl. VAT)	N/A	N/A	£7,164	£8,478 (£33,912)

Additional licence fee income of £3,200 p.c.m (subject to fixed increases) is generated from the hand car wash.



## BUSINESS INFORMATION

### FUEL SUPPLY

The sites Greenergy fuel supply agreement expires on 17 March 2024, with credit terms being on the fifth day post delivery. A copy of the agreement can be provided upon request.

### AGREEMENTS

There are standard agreements in place in respect of the ATM, as well as other minor supply agreements, details of which will be provided in the legal pack.

### FIXTURES & FITTINGS/ EQUIPMENT

All fixtures and fittings / equipment, including fuel dispensers, shop fit-out, back-office equipment and valeting equipment are owned and free of any finance agreements.

All owned equipment will transfer with the property, except for the point of sale and back-office computer which will be removed immediately prior to handover. Standard third party-owned items such as the National Lottery Terminal and forecourt services will also be excluded, but the selected purchaser will be free to engage with suppliers to secure new agreements.



### TUPE

Staff are to transfer subject to TUPE regulations. Staff details and contract terms will be provided in the legal pack.

### ENVIRONMENTAL

A Phase 1 and 2 Environmental Assessment Report undertaken by Geo2 Remediation Limited and dated June 2021 confirms that the site is a moderate/low risk to controlled water receptors and a low risk to human health. A copy of the report can be provided upon request. Reliance on the report can be provided to the successful purchaser.

Suresite Fuel Management stock loss monitoring is also in place.

### PROPOSAL

Offers are invited for our client's heritable interest.

Offers should be submitted in Scottish Legal Terms.

### CONFIDENTIALITY / INSPECTIONS

All initial viewings should be carried out discreetly as customers. Under no circumstances should staff on site be approached.

### FURTHER INFORMATION

All communication is to be directed exclusively to:

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