

ST CROSS FILLING STATION

ST CROSS ROAD • WINCHESTER • HAMPSHIRE • SO23 9PS

TRADING FUEL FILLING STATION WITH FORECOURT SHOP
FOR SALE - FREEHOLD OPPORTUNITY

STAFF UNAWARE



ALEXANDER JAMES



PROPERTY SUMMARY

- **Well-located** forecourt with **forecourt shop** in the **affluent** town of Winchester
- **Retail** re-fuelling provided
- **804 sq.ft** forecourt shop on a **0.21 acre** site
- **Total Fuel Volume (2023) – 2.18 million litres**
- **Shop Turnover excl. VAT (2023) - £460,357**
- **Freehold offers** invited by midday on **Thursday 21st March 2024**
- **Strictly Confidential – site staff not to be approached**



LOCATION + SITUATION

Winchester is a city in the county of Hampshire with a population of 127,400 (2021 Census). It is approximately 12.5 miles north of Southampton, 18.5 miles south-east of Andover and 19 miles south-west of Basingstoke.

The forecourt is situated on the eastern side of St Cross Road (B335) approximately one mile south of the centre of Winchester. The B335 is the principal route into Winchester from the south and ultimately connects to Junction 11 of the M3 approximately 1.5 miles to the south of the property.

The property is situated in a high-value residential area albeit a Skoda car dealership operated by the Winchester Motor Company is immediately adjacent.

[Click here](#) for Google Map function



The adjacent vehicle dealership benefits from a vehicular right of way over the area shown hatched blue on the above site boundary plan.



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THE PROPERTY

The property comprises a retail fuel forecourt, forecourt shop, forecourt services and parking facilities.

RETAIL FORECOURT

Arrangement	Four square layout with two dispensers on two of the islands (i.e. six dispensers in total)
Filling Positions	Eight
Dispenser Specification	Highline 2 Gilbarco – 3x quad-hose and 3x mono-hose
Grades of Fuel Provided	Unleaded, Diesel and both grades of premium fuel
Surface	Brick paved
Canopy Height	4.1 metres

FORECOURT SHOP

Brand	Unbranded
Accommodation Provided	Sales area, office, staff kitchen, staff WC and store
Number of Tills	x2
Alcohol	No, albeit the site does hold an alcohol licence. Note no alcohol sales are included within the Shop Turnover figures provided
Food-to-go	No
Lottery	Yes
ATM	No
Opening Hours	6am – 10pm, seven days a week
Parking	Circa five unmarked

FORECOURT SERVICES

Automatic Car Wash Machine	-
Jet Wash Machine	-
Air/Water	x1
Vacuum/Fragrance	-

ACCOMMODATION

Description	Sq.m	Sq.ft
Sales Area	41.4	446
Ancillary	33.3	358
Total	74.7	804

SITE AREA

Site Area	0.21 acres	0.08 hectares
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FUEL STORAGE

Tank Number	Grade of Fuel	Capacity (litres)
1	Diesel	26,300
2	Ultimate Unleaded	26,200
3	Unleaded	52,800
4	Ultimate Diesel	35,300
		140,600

Installation Date	1984
Construction	Single-skinned



BUSINESS RATES

Address	Description	Rateable Value
BP Oil Ltd, 43 St Cross Road, Winchester, Hants SO23 9PS	Petrol filling station and premises	£24,000

EPC

The property has an EPC Rating of C-70.

A copy of the EPC can be provided upon request.

TENURE

Freehold.



TRADING INFORMATION

	2021	2022	2023
Retail fuel volume (litres)	1,642,926	1,770,639	1,883,207
Card fuel volume (litres)	293,417	281,667	299,164
Shop Turnover (excl. VAT)	£427,461	£435,245	£460,357
Lottery/Epay Gross Margin (excl. VAT)	£1,892	£1,464	£1,888
Valeting Turnover Gross Margin (excl. VAT)	£285	£-	£-



BUSINESS INFORMATION

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 IT equipment and till terminals 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

An intrusive site investigation has been produced recently confirming suitability for continued use and a reliance letter will be made available to the purchaser.

PROPOSAL

Offers are invited by **midday on Thursday 21st March 2024** for our client's freehold interest, with vacant possession.

Please request an offer form should you wish to make a proposal.

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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