



# SHELL FORECOURT, EV CHARGING & CONVENIENCE STORE

A1 SOUTHBOUND, MARKHAM MOOR  
**NOTTINGHAMSHIRE DN22 0PG**

- Prime trunk road fuel filling station, EV charging and convenience store serving the A1 in Nottinghamshire
- Let to Shell UK Limited (Net worth £2.85bn) until June 2044 (just over 18 years' unexpired)
- Low current rent of £165,000 per annum, subject to five-yearly upwards-only rent reviews

**PRIME FREEHOLD INVESTMENT**

Let to Shell UK Limited





## INVESTMENT SUMMARY

- Located on the **A1 Trunk Road** at the Markham Moor junction near Retford in Nottinghamshire
- **Substantial traffic flows** on the A1 passing the subject site at circa **48,500 vehicles** per day (DfT 2024)
- **Recently redeveloped Shell fuel filling station**, with new **EV charging** hub and forecourt store, sharing a busy trunk road service area with an **adjacent McDonald's drive-thru**
- Let in its entirety to **Shell UK Limited (Net worth £2.85bn)**
- Lease expiry 30 June 2044, with a tenant break option effective 30 June 2039 meaning there is approximately **13 years' unexpired term certain**
- Current rent of **£165,000 per annum** subject to **five-yearly upward-only rent reviews** (next review 1st July 2029)

We are seeking offers in excess of **£2,700,000** (Two Million Seven Hundred Thousand Pounds), equating to a **Net Initial Yield of 5.75%** (based on purchaser's costs of 6.42%)

## LOCATION & SITUATION

The asset is located at Markham Moor, on a key junction of the A1, a major trunk road running down the spine of the country, near Retford in north Nottinghamshire.

Situated 27 miles to the northeast of Nottingham, 20 miles to the south of Doncaster, 58 miles to the north of Peterborough and 140 miles from London.

The property benefits from a particularly high level of passing traffic at circa 48,500 vehicles per day on the A1 (DfT 2024 – annual average daily traffic flow).

The property forms part of a service area that principally serves the southbound carriageway of the A1, as well as the A638 and A57 roads which adjoin the Markham Moor junction. Immediately adjacent is a McDonald's drive-thru' restaurant.

There is limited fuel retailing competition on the A1 in the vicinity of the subject site, aside from the Shell petrol filling station on the opposite side of the Markham Moor junction which principally serves the northbound carriageway.

The nearest filling station to the north, on the A1, is circa 12 miles distant (Esso Asda Express – Blyth), whilst the nearest filling station to the south is ten miles away (Welcome Break – Muskham / Cromwell).

The section of the A1 passing the subject site is a dual carriageway that has been extensively upgraded in recent years, including the complete reconfiguration of the Markham Moor junction. There are two separate access points into the service area, which are shared with McDonald's who benefit from a right of way over the subject site.



Click here for  
Google Map link



What3words link  
relegate.fuse.easels





## DESCRIPTION

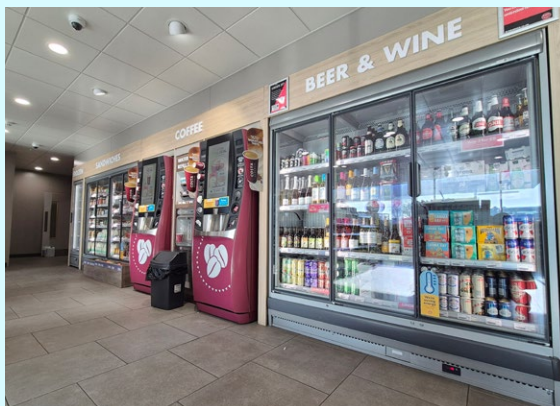
The property comprises a 24-hour Shell-branded fuel filling station with EV charging hub and Shell Select convenience store on a site extending to 0.83 hectares (2.07 acres).

Shell has comprehensively redeveloped the site within the last two years, to provide an extensive forecourt comprising three dual-sided dispenser islands beneath an illuminated canopy, together with two separate HGV re-fuelling lanes to the right-hand side of the shop building.

The re-fuelling facilities have been expanded to include a brand new eight-bay EV charging hub to the left-hand side of the forecourt store. The ultra-fast charging units are protected by a canopy structure.

The convenience store is branded Shell Select and incorporates Costa Express and Shell's Deli food to go offer. It has a GIA of 275 sq m (2,960 sq ft) and provides a large retail sales area with ample ancillary space and customer welfare facilities, with 21 customer car parking spaces located around the site.

To maximise the site's sustainability rating, Shell has fitted substantial solar panel arrays to both the store unit and the canopy.



## TENURE

The property is held freehold under title no. NT247580.

The adjacent McDonald's restaurant benefits from a right of way over the shared access / egress routes.

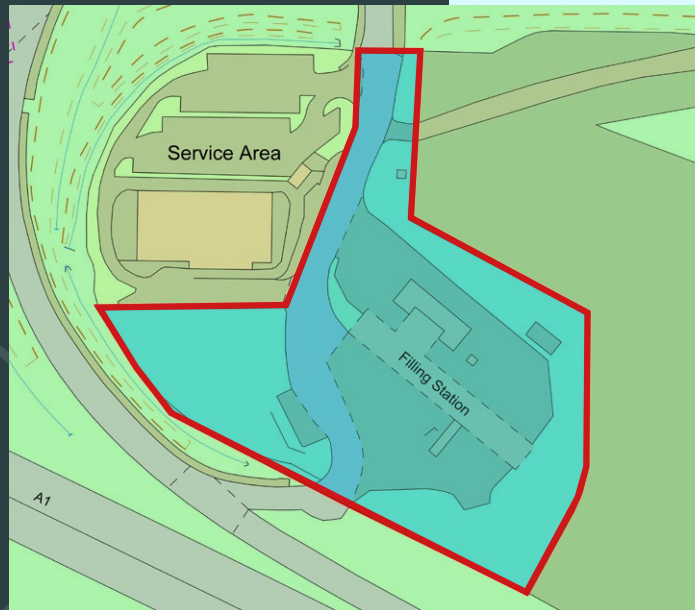
## TENANCY

The property is let to Shell UK Limited on a full repairing and insuring lease that expires on 30 June 2044, with a tenant break option effective 30 June 2039 on six months' prior notice.

The passing rent is £165,000 per annum with effect from 1st July 2024. The rent is subject to five-yearly, upward-only rent reviews, with the next rent review on 1st July 2029.

As Shell redeveloped the site at its own cost and subject to formal licence to alter, the current development is to be disregarded at future rent reviews.

Copies of the lease documents can be made available upon request.



## COVENANT INFORMATION

**Shell UK Limited (Reg. No. 00140141)**

Shell is an international energy company that has operated in the UK since 1897. Shell UK employs around 6,000 people across a range of activities, from exploration and production to low and zero-carbon energy projects. There are approximately 1,100 Shell-branded fuel stations in the UK, of which more than half are company-owned/leased. Shell's target is to become a net-zero emissions business by 2050.

Shell is the leading provider of EV chargers by number in the UK and, including co-operation arrangements, provides access to over 46,000 public charge points. All of the electricity purchased to supply Shell Recharge sites is sourced from or matched to ensure 100% renewable sources.

Shell UK Limited has an Endole Credit Rating of 92/100 (Secure) and is considered to have a minimum risk of business failure.

	31.12.2024 (£m)	31.12.2023 (£m)
<b>Turnover</b>	8,327	8,695
<b>Operating Profit</b>	720	1,012
<b>Profit Before Tax</b>	583	848
<b>Total Equity</b>	<b>2,849</b>	<b>2,828</b>



## RECENT SECTOR TRANSACTIONS

There are not many sectors where the vast majority of investment income is secured on some of the most robust covenant strengths available to investors. Furthermore, forecourt retail assets are a key component of the convenience and food-to-go sector and represent an excellent way for investors to access not just cashflow resilience but strong underlying growth in profits and therefore rental values.

Property	Tenant	Term Certain	Price / NIY	Date
BP/M&S, Redditch	BP Oil UK Limited	9.5 years	£2.36m / 5.61%	Dec 2025
Asda Express, Cramlington	Arthur Foodstores Ltd with Co-op guarantor	16.5 years	£4.3m / 5.85%	Nov 2025
Asda Express Hereford	Arthur Foodstores Ltd with Co-op guarantor	15.5 years	£3.5m / 6.00%	June 2025
AF Blakemore, Grimsby	AF Blakemore & Sons Ltd	13 years	£3.00m / 6.21%	Dec 2024
Shell, Milton Keynes	Shell UK Limited	13.5 years	£2.45m / 5.86%	Nov 2024

## FURTHER INFORMATION

### ENVIRONMENTAL

Shell UK Limited are responsible for the environmental status of the site and have been in occupation since it was originally developed in 1990. With the old fuel tanks removed and new ones installed as part of the recent redevelopment, the site is in the best possible position in terms of mitigating environmental risk.

### EPC

Awaiting EPC.

### VAT

It is expected that a transaction can be treated as a TOGC in which case VAT will not be chargeable.

### ANTI-MONEY LAUNDERING POLICY

In accordance with current anti-money laundering legislation, the purchaser will be required to comply with our anti-money laundering policy. Further details upon request.



## CONTACT

If you require further information on this property, please do not hesitate to contact:

### ALASTAIR COATES

07485 233 572

alastair@alexanderjamesltd.com

### RICHARD SYERS

07585 976 914

richard@alexanderjamesltd.com



## PROPOSAL

We are instructed to seek offers in excess of **£2,700,000** (Two Million Seven Hundred Thousand Pounds). This price equates to a **Net Initial Yield of 5.75%** (based upon purchaser's costs of 6.42%) off the rent passing of £165,000 per annum.

Misdescriptions Act. These particulars are not an offer or contract, nor part of one. No person in the employment of, or representing, Alexander James Automotive Ltd has any authority to make or give any representations or warranty in relation to this property and all such information is given entirely without responsibility on the part of the agents, seller(s) or lessor(s). Accordingly, any information given is to provide guidance and general information about the property and the business carried out therefrom and must be used at your own risk. Areas, measurements and distances given are approximate only. Alexander James Automotive Ltd will use reasonable endeavours to ensure the accuracy of such information, however, we do not guarantee or warrant the accuracy or completeness, factual correctness or reliability of any information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies or typographical errors. Any interested purchasers, licensees or any third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate. You should be responsible for carrying out and commissioning independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars. The photographs show only certain parts of the property as they appeared at the time they were taken on 4th March 2026. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Alexander James Automotive Ltd is a limited company registered in England with registered number 13130145. Our registered office is One Park Row, Leeds, England, LS1 5HN. Subject to contract. March 2026.

Created by CARVE

carve-design.co.uk 17673/6

