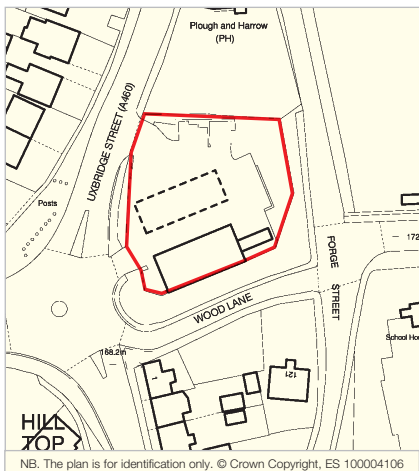
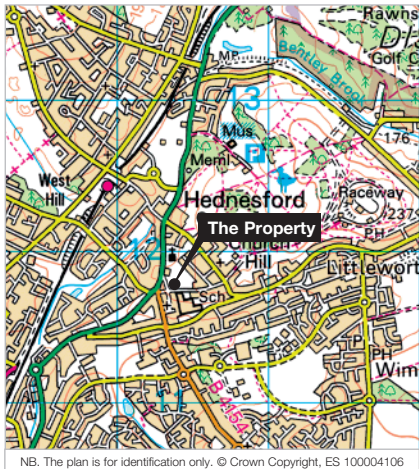


Cannock Petrol Station and Convenience Store Uxbridge Street Hednesford Staffordshire WS12 1DE

- **Freehold Petrol Station and Convenience Store Investment**
- Let to Rontec Properties (No.4) Ltd guaranteed by Rontec Group Ltd on assignment from Co-operative Foodstores Ltd guaranteed by Co-operative Group Food Ltd
- Lease expires 2027
- 2% annual fixed increases
- Current Rent Reserved
£136,241 pa



Tenure
Freehold.

Location
Cannock has a population of some 29,000 and is located 18 miles north of Birmingham, 9 miles west of Lichfield and 9 miles north-east of Wolverhampton. The property is located some 2 miles to the north-east of Cannock on the south side of Hednesford. More particularly, the property is situated on the east side of the busy Uxbridge Street (A460) at the junction with Wood Lane, on a double roundabout. The A460 connects the M6 Toll Motorway, 6 miles to the south, with Rugeley, some 10 miles to the north. The surrounding area is primarily residential.

Description
The property comprises a Texaco branded petrol station and a convenience store trading as a Spar. The petrol station has the benefit of 6 filling points across 3 pump islands together with air, water, jet washing and car parking facilities.

The property provides the following accommodation and dimensions:

Convenience Store GIA	196 sq m	(2,110 sq ft)
External Store GIA	25 sq m	(269 sq ft)
Site Area	0.155 Hectares	(0.38 Acres)

Tenancy

The entire property is at present let to RONTec PROPERTIES (NO.4) LIMITED, guaranteed by Rontec Group Limited, on assignment from Co-operative Foodstores Limited, guaranteed by Co-operative Group Food Ltd for a term of 20 years from 21st June 2007 at a current rent of £136,241 per annum. The lease provides for the rent to be increased by 2% annually and contains full repairing and insuring covenants.

The lease is contracted out of the security of tenure provisions of Part II of the Landlord and Tenant Act 1954, sections 24-28. The tenant has an option to renew the lease for a term of either 15 or 20 years, at the tenant's option with the yearly rent being as at the date of the lease expiry but with open market reviews at the frequency agreed by the parties as being market practice. Notice is to be served not less than 12 months nor more than 24 months before the end of the term.

Tenant Information

Website Address: www.rontec.com

For the year ended 30th September 2015, Rontec Group Limited reported a turnover of £850.931m, a pre-tax profit of £23.714m, shareholders' funds of £76.152m and a net worth of £61.646m. (Source: riskdisk.com 09.11.2016)

'Rontec is one of the leading players in the UK forecourt industry operating over 240 forecourts across England and Wales'. (Source: www.rontec.com)

For the year ended 2nd January 2016, Co-operative Foodstores Limited reported revenues of £284.9m, a pre-tax profit of £12.3m and total equity of £403.7m. (Source: Mutual Public Register 09.11.2016, Annual Return and Accounts)

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

EPC Rating 45 Band B (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor John Oliver-Bellasis, Woodroffes. Tel: 0207 730 0001 e-mail: john.ob@woodroffes.co.uk

