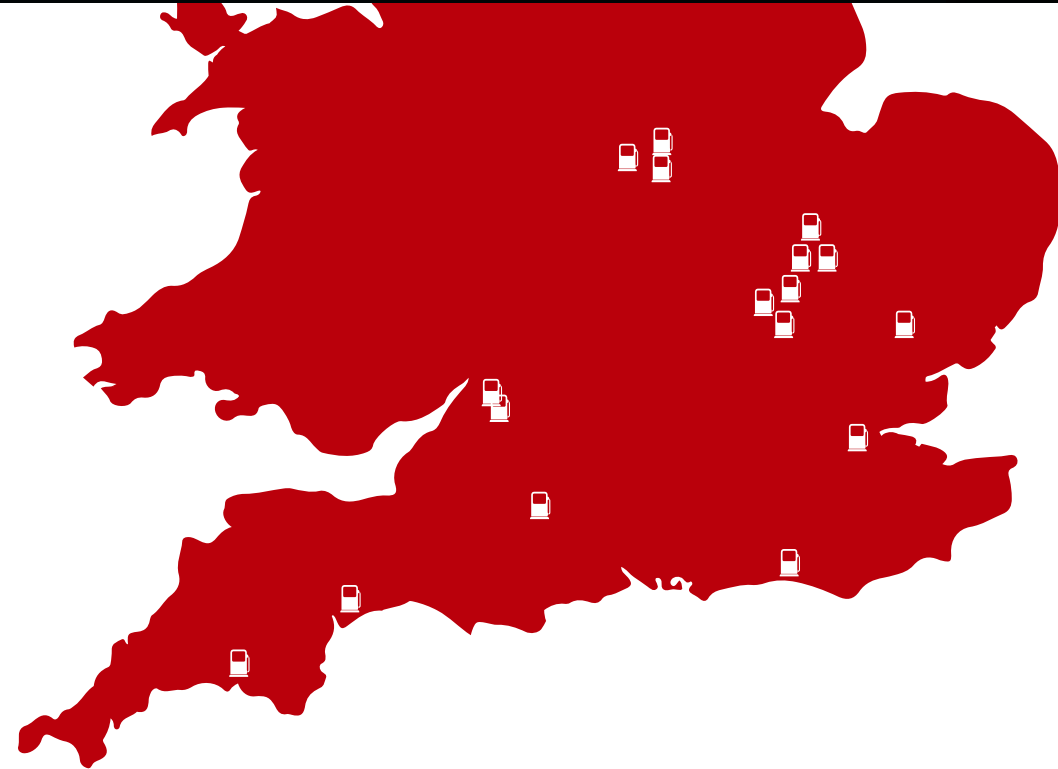


PROJECT CHILTERN

FOR SALE

An exceptional opportunity to
acquire 17 Petrol Filling Stations in
the Midlands and Southern England

PORTFOLIO OVERVIEW



17 Sites

14 freehold, three leasehold

c.46,000,000 litres

Total fuel volume

c.£6,900,000

Total retail sales (ex. fuel and services)



A rare opportunity to acquire a portfolio of operational petrol filling stations



Grouped in the Midlands, Home Counties and South West



Commission operated sites



Development potential under owner operation



PROPERTY LIST

Name	Street	Town	County	Postcode	Tenure	Fuel Volume (litres)	Total Retail Sales (£)	Guide price (£)	Reference Number
Ambassador Filling Station	Winterstoke Road	Ashton Vale	Bristol	BS3 2NP	Freehold	2,661,002	607,640	495,000	3410386
Ash Service Station	London Road	Wendover	Buckinghamshire	HP22 6PN	Freehold	3,373,377	411,637	1,190,000	2411628
Bassett Filling Station	215 High Road	North Weald	Essex	CM16 6ED	Freehold	2,443,041	319,101	900,000	2411629
Bedworth Service Station	206 Heath Road	Bedworth Heath	Warwickshire	CV12 0BN	Freehold	1,934,760	186,482	350,000	5813078
Chalk Hill Service Station	Watling Street	Dunstable	Bedfordshire	LU6 1RS	Freehold	2,307,254	422,892	800,000	2411630
Desborough Park Filling Station	Desborough Park Road Road	High Wycombe	Buckinghamshire	HP12 3BE	Freehold	1,747,076	453,609	725,000	2411631
Exton Filling Station	Exmouth Road	Exton	Devon	EX3 0PQ	Freehold	2,423,101	495,820	795,000	3410387
Glendale Service Station	Croft Road	Stockingford	Warwickshire	CV10 7EE	Freehold	3,637,826	276,115	990,000	5813079
Henlow Filling Station*	50 Bedford Road	Henlow	Bedfordshire	SG16 6DZ	Freehold	2,807,301	728,000	1,375,000	2411635
Honicknowle Service Station	Crownhill Road	Crownhill	Devon	PL5 3SL	Freehold	1,426,770	188,664	225,000	3410388
New County Filling Station	Bedford Road	Clophill	Bedfordshire	MK45 4AP	Freehold	7,131,160	1,215,877	2,800,000	2411632
Putnoe Service Station	122 Queens Drive	Putnoe	Bedfordshire	MK41 9JF	Leasehold	2,333,381	134,337	75,000	2411633
Shillingstone Filling Station	Blandford Road	Shillingstone	Dorset	DT11 0SF	Freehold	1,737,900	536,535	480,000	4210520
Shoreham Filling Station	412-414 Brighton Road	Shoreham-By-Sea	West Sussex	BN43 5DR	Freehold	2,825,481	137,054	550,000	3818144
Southville Service Station	Coronation Road	Southville	Bristol	BS3 1RN	Leasehold	2,041,034	197,167	75,000	3410389
Thamesmead Garage	1- 3 Bostall Hill	Abbey Wood	Greater London	SE2 0RB	Freehold / Long Leasehold	2,491,249	135,069	795,000	2411634
Wednesbury Road Service Station	118-120 Wednesbury Road	Palfrey	West Midlands	WS1 4JH	Freehold	2,222,079	483,733	590,000	5813080
TOTAL						45,543,793	6,929,734	13,210,000	

*Henlow fuel volume is an annualised figure based on the actual 3 month trade during the period April 2018-June 2018. Retail sales are based on the current run rate of c.£14,000 per week. Management projections are for the business to mature at c.3.5mlpa and retail sales of c.£20,000 per week

Contacts

Mark Kaluza

Associate Director
Home Counties
T: +44 20 3846 0615
E: Mark.Kaluza@christie.com

Dave Morris

Associate Director
South West
T: +44 117 946 8510
E: Dave.Morris@christie.com

Tom Glanvill

Senior Business Agent
South
T: +44 1962 833 803
E: Tom.Glanvill@christie.com

Stephen Bell

Senior Business Agent
Midlands
T: +44 121 452 3707
E: Stephen.Bell@christie.com

Steve Rodell

Managing Director Retail
Group enquiries
T: +44 20 7227 0759
E: Steve.Rodell@christie.com

Christie Finance Contacts

Stuart Pawelczyk

Director
T: +44 121 452 3701
E: Stuart.Pawelczyk@christiefinance.com

Jimmy Johns

Finance Consultant
T: +44 117 946 8517
E: Jimmy.Johns@christiefinance.com