



**INVESTMENT FOR SALE**

**PETROL SALES, FORECOURT AND SHOP**  
**BATTENS DRIVE**  
**REDDITCH, B98 0LJ**



**Location**

The property is located at the strategic roundabout junction between the B4497 Battens Drive and the A4189 Warwick Highway which is one of the principal distribution routes through Redditch.

**Description**

The site is more particularly identified on the attached Ordnance Survey sheet. It extends to .171 acres.

The forecourt was developed in the early 1990's and comprises four island pumps under a canopied forecourt with a sales shop of brick and slate construction.

There is underground storage capacity for 133.907 litres.

**Lease Details**

The rent passing is £85,000 per annum subject to review at the fifth year.

The premises are leased to Hills Retail Limited on full repairing and insuring terms for 10 years from June 26<sup>th</sup> 2009 subject to a personal guarantee by Mr. David Hill.

**Rateable Value**

The premises are assessed for rating purposes at rateable value £75,000.

**Costs**

Both parties are to bear responsibility for their own costs in the transaction.

**Price**

Our clients are seeking offers in excess of £925,000 exclusive of VAT.

**VAT**

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Gavin Black & Partners on this basis, and where silent, offers will be deemed net of VAT.

## Viewing

Strictly by appointment through sole agents Gavin Black & Partners:-

Gavin Black & Partners  
184 Portland Road  
Jesmond  
Newcastle upon Tyne  
NE2 1DJ  
Tel:- 0191 230 2777  
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### Disclaimer:

These brief particulars have been prepared as agent for our client and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all appropriate enquiries. Accordingly there shall be no liability as a result of any error or omission in these particulars.