

# Withers Thomas

COMMERCIAL AND RESIDENTIAL PROPERTY AGENTS  
Chequers House, Watton Road, Ware, Hertfordshire, SG12 0AA  
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## PETROL STATION AND SITE

**FOR SALE FREEHOLD**  
**(GUIDE PRICE £700,000)**

**CAMBRIDGE ROAD, HIGH CROSS, NR. WARE**



A fantastic opportunity to acquire and develop a successfully, family run business, known locally as H C Motors and convenience store. The freehold is to be sold by informal tender with best offers to be submitted to the families solicitors, listed below, by no later than 12 noon **Friday 17<sup>th</sup> July 2015**.

The business has been in the same family ownership for many years and has great local reputation that during its heyday incorporated HC Motors and Workshops which provided mechanical services to a wide and varied client base. The workshops unfortunately suffered fire damage and are no longer operational, however there is much potential for these to be re-established and developed along with the retail area which has planning consent for enlargement. Offers to be submitted in writing no later than 12 noon, **Friday 17<sup>th</sup> July 2015** for the attention of *Richard Winters, Winters & Co, 3 Baldock Street, Ware, SG12 9DH*, marking your envelope TENDER RE HIGH CROSS GARAGE.

Agents Note: The company HC Motors Ltd will be retained by the family; however, it may be made available by separate negotiation.

**Partners: A.K.Thomas, C.A.Thomas, A.R.Thomas.**  
**Building Surveyor: P.G.Yates MRICS.**

Messrs. Withers Thomas for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs. Withers Thomas has any authority to make or give representation or warranty whatsoever in relation to this property.

## **ACCOMMODATION**

### **Main Building:**

Approximately 1,680 sq ft (156.08 sq m) external, incorporating retail space of 600 sq ft (55.74 sq m).

There is much potential to increase trade with the natural expansion of the retail area (having planning consent to extend) as additional footfall will be provided by the completion of a local development of 57, four and five bedroom homes at Canterbury Park.

### **Petrol Station Forecourt:**

The petrol station has two pump islands providing six fueling positions with ten hoses. There are four tanks all of which hold approximately 14,190 litres of fuel, two of which accommodate diesel and two unleaded. The tanks were re-lined and cleaned by King Tank Technique in 2010 with a ten year guarantee.

The forecourt trades under a Jet branded canopy, the sale agreement of which expired in 2014, however we understand from our clients this is continuing on a month to month basis, with a verbal agreement negotiated for a further 5 years that includes a financial investment by Jet, subject to certain conditions being met. (Further details of which are available on request).

### **Convenience Store:**

The convenience store extends to approximately 600 sq ft (55.74 sq m) of retail space and currently provides a weekly turnover of between £5,000 and £7,000. The business is currently an appointed National Lottery agent, the transfer of which is at the sole discretion of the operating company Camelot Group PLC. Other facilities provided include Hermes Parcels, fresh coffee and a retail stockist for Calor Gas.

#### **Business Details:**

Gross Sales year end March 2014 - £1,862,915.00

Profit 4.4% equating to £82,724.00

### **First Floor:**

First floor accommodation to the building requires refurbishment and modernisation; however this could be converted into very comfortable living accommodation with its own separate external access. At present this is arranged as 4 separate rooms.

### **Workshops:**

In a poor state of repair having suffered fire damage. Approx. external measurements 42' x 33' (12.8m x 10m) max narrowing to 16' (4.8m) (L shaped). There is much potential for further development on the site as well as commercially there are residential possibilities subject to normal planning consents and building regulations.

## **TERMS**

This property is available, for sale, freehold.

**OFFERS**

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**VIEWING**

Strictly by appointment only through Joint Agents:

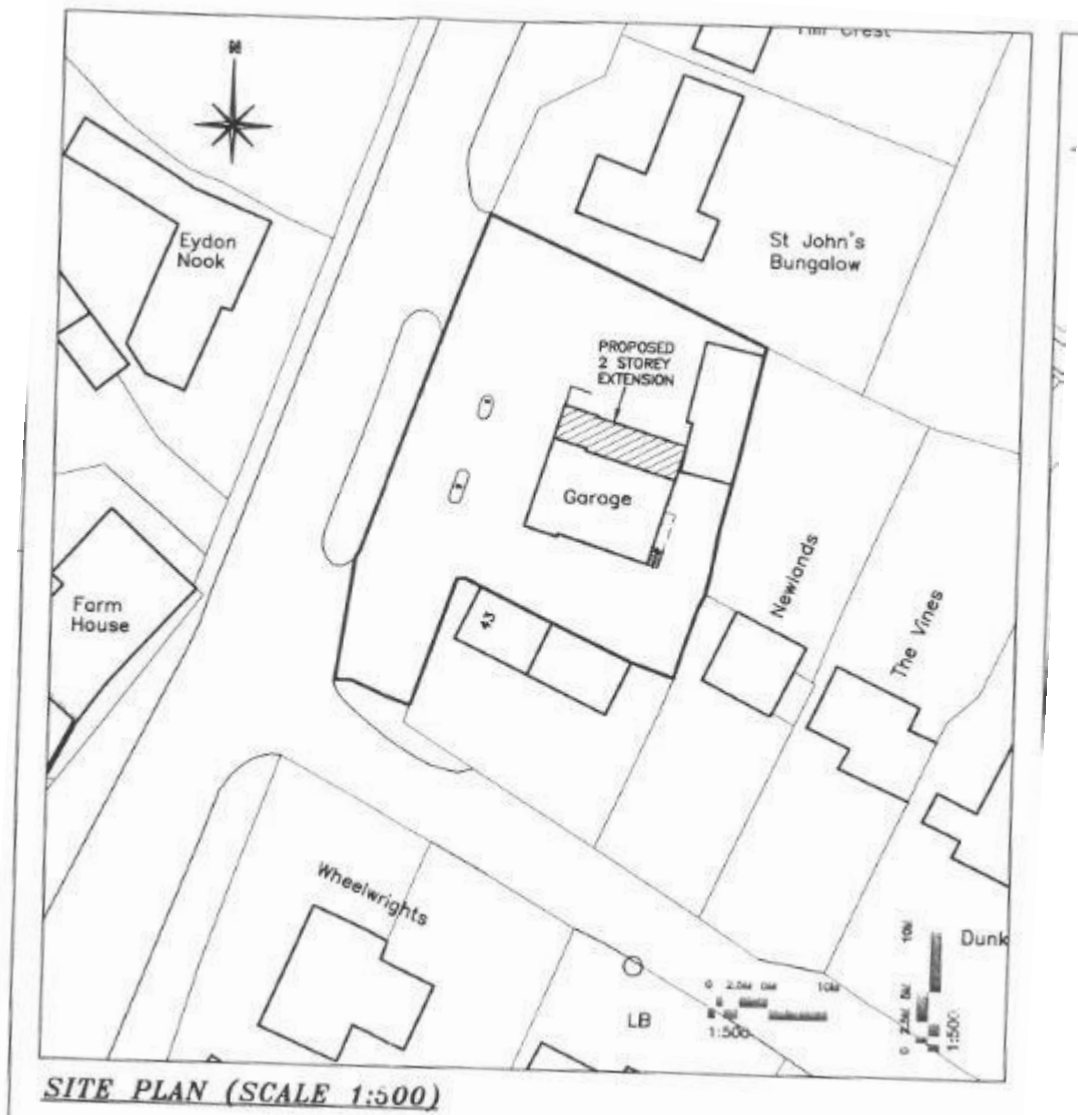
**WITHERS THOMAS  
CHEQUERS HOUSE  
WATTON ROAD  
WARE  
HERTS, SG12 0AA**

**ENSUM BROWN  
110 HIGH STREET  
WARE  
HERTS  
SG12 9AP**

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Folio No. 31/036**





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