



## PROJECT KEYS

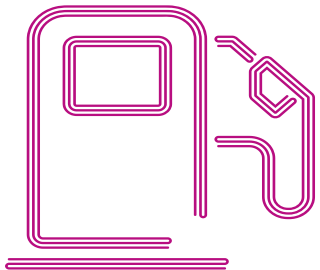
An exceptional opportunity to acquire 5 freehold petrol filling stations in South and West Yorkshire  
Available individually or as a portfolio

# Portfolio Overview

## KEY HIGHLIGHTS

- Includes two recently completed knockdown re-build sites with maturing trade
- All sites are trading under the Jet brand, with three Costcutter stores and two Mace stores
- All currently run by commission operators. Owner operator development potential
- Opportunity to add bunkering sales and further income generative initiatives

**c. £3,600,000 retail sales (ex fuel & services)**



**c. 16,000,000 litres per annum with excellent margin**

**5**

**Freehold petrol filling stations sites in Yorkshire**

# Property List

Site	Town	County	Postcode	Tenure	Site Area	Fuel Volume (litres)	Gross Retail Sales (£)	Guide Price (£)	Reference No.
<b>Cross Keys Garage</b>	Hoyland, Barnsley	South Yorkshire	S74 0PY	Freehold	0.30 acres	2,473,580	669,664	2,000,000	5416877
<b>Leyland Central Garage</b>	Belton, Doncaster	South Yorkshire	DN9 1LR	Freehold	0.34 acres	3,652,953	948,872	2,750,000	5416875
<b>Prospect Garage</b>	Normanton	West Yorkshire	WF6 2HL	Freehold	0.14 acres	1,930,096	438,794	1,150,000	5416876
<b>Smalleys Garage*</b>	Thorne, Doncaster	South Yorkshire	DN8 4JD	Freehold	0.22 acres	3,649,574	742,213	2,850,000	5416874
<b>Turnpike Garage**</b>	Staincross, Barnsley	South Yorkshire	S75 6JX	Freehold	0.43 acres	4,230,553	887,569	3,250,000	5416873
<b>TOTAL</b>						<b>15,936,756</b>	<b>3,687,113</b>	<b>12,000,000</b>	

## Notes

Trading information shown is for the period ending 31 December 2018 unless stated otherwise. Sales figures shown are inclusive of VAT.

\*Smalleys Garage was subject to a knockdown re-build in 2018, re-opening in July 2018. The trading figures shown for Smalleys are annualised from the 6 month period July - December 2018. The site has yet to reach maturity and management expects all trading lines to increase further.

\*\*Turnpike Garage was subject to a knockdown re-build re-opening in October 2017. The site has yet to reach maturity and management expects all trading lines to increase further.



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