

PETROL FILLING STATION INVESTMENT

FOR SALE



Osborne King

27 ROGUERY ROAD, TOOME, CO. ANTRIM, BT41 3TJ

DRIVE THRU OPPORTUNITY

www.osborneking.com



028 9027 0000

NEXT

PROPERTY

SUMMARY

LOCATION

DESCRIPTION

TENANCY

POTENTIAL

SALE DETAILS



Investment Summary

- Purpose built petrol filling station and forecourt with convenience store and dedicated parking.
- One of the busiest petrol filling stations in Northern Ireland being well located, adjacent to the recently completed A6 upgraded bypass.
- Freehold.
- Current rental income £155,000 per annum with an additional revenue share agreement to Airvending Ltd t/a AIR-serv currently estimated at £5,000 per annum.
- Convenience store let to Musgrave Retail Partners NI Limited with CPI linked rent review in June 2026.
- 6 EV chargers let to Ionity GmbH.
- Planning permission approved for 2 no. drive thru's with associated car parking.

DRIVE THRU OPPORTUNITY



New Toome Bridge

A6

Derry/Londonderry

BREART R'BOU

ROGUERY ROAD

To Belfast

A6

ROGUERY ROAD

Location

Located immediately adjacent to the A6 carriageway between Toome and Magherafelt, with direct access to the newly upgraded A6, the main road linking Belfast with Derry/Londonderry.

This is a strategically important route connecting Belfast and the North West enhancing access to and from Belfast, Londonderry, Magherafelt, Antrim and Belfast International Airport. The route carries over 20,000 vehicles per day.



Description

The property comprises a purpose-built petrol filling station and convenience store trading as Cathcart's Toome, fully fitted out to a Centra specification. The fuel forecourt supports 6 pumps within a three island layout providing unleaded, diesel and premium grade fuels beneath a rectangular shaped canopy plus commercial pump all operated by Nicholl Fuel Oils.

Adjacent to the convenience store is a restaurant trading as Nancy Maguire's which operates from 6am to 7pm Monday to Thursday with extended opening hours on a Friday and Saturday and has recently opened on a Sunday from 11.30am to 7pm.

In addition the site benefits from 6 no. EV chargers held under lease from Ionty each providing 350kw. There is also a separate car wash facility held under lease.

The site benefits from planning permission for 2 drive thru restaurants with associated parking.

Accommodation

The gross internal areas (GIA) are:

Unit	Sq M	Sq Ft
Unit 1 - Nancy Maguire's Restaurant	113	1,221
Unit 2 - Cathcart's Toome (PFS)	384	4,139

Future Development Opportunity:

Unit	Sq M	Sq Ft
Drive Thru Restaurant 1	c. 290	c. 3,122
Drive Thru Restaurant 2	c. 171	c. 1,840





Tenure

The property is held Freehold

Rates

We have been advised by the Land and Property Services of the following:

Units	NAV	Estimated Rates Payable
Nancy Maguire's	£14,100	£7,971
Musgrave Retail Partners NI Limited	£55,000	£31,601
lonity	To be assessed.	

Non-domestic rate in £ for 2024/25: £0.565328

Tenancy Schedule

Tenants	Rent (p.a)	Term	Start Date	Reviews	Comments
Musgrave Retail Partners NI Limited	£123,000	20 years	1 Jun 2021	Every 5th year to CPI collared and capped 3-10%	Option to terminate 1 Jun 2031. Includes lease of former ATM room.
lonity GmbH	£12,000	25 years	7 Aug 2023	Every 5th year to RPI collared and capped 1-3%	-
Nancy Maguire's	£20,000	5 years	From date of Sale	N/A	-
AIR-serv	Revenue Share Agreement currently estimated at £5,000 per annum.				
Total	£160,000	Full details upon request.			

Covenant Information

Musgrave Retail Partners NI Limited, the principle activity of the company is grocery retailing through the operation of SuperValu and Centra stores across Northern Ireland. The company's turnover for the year ending 30 December 2023 was £51.4 million, an increase of 41% on the prior year and gross profit of £9,395,323 for year ending 30 December 2023.

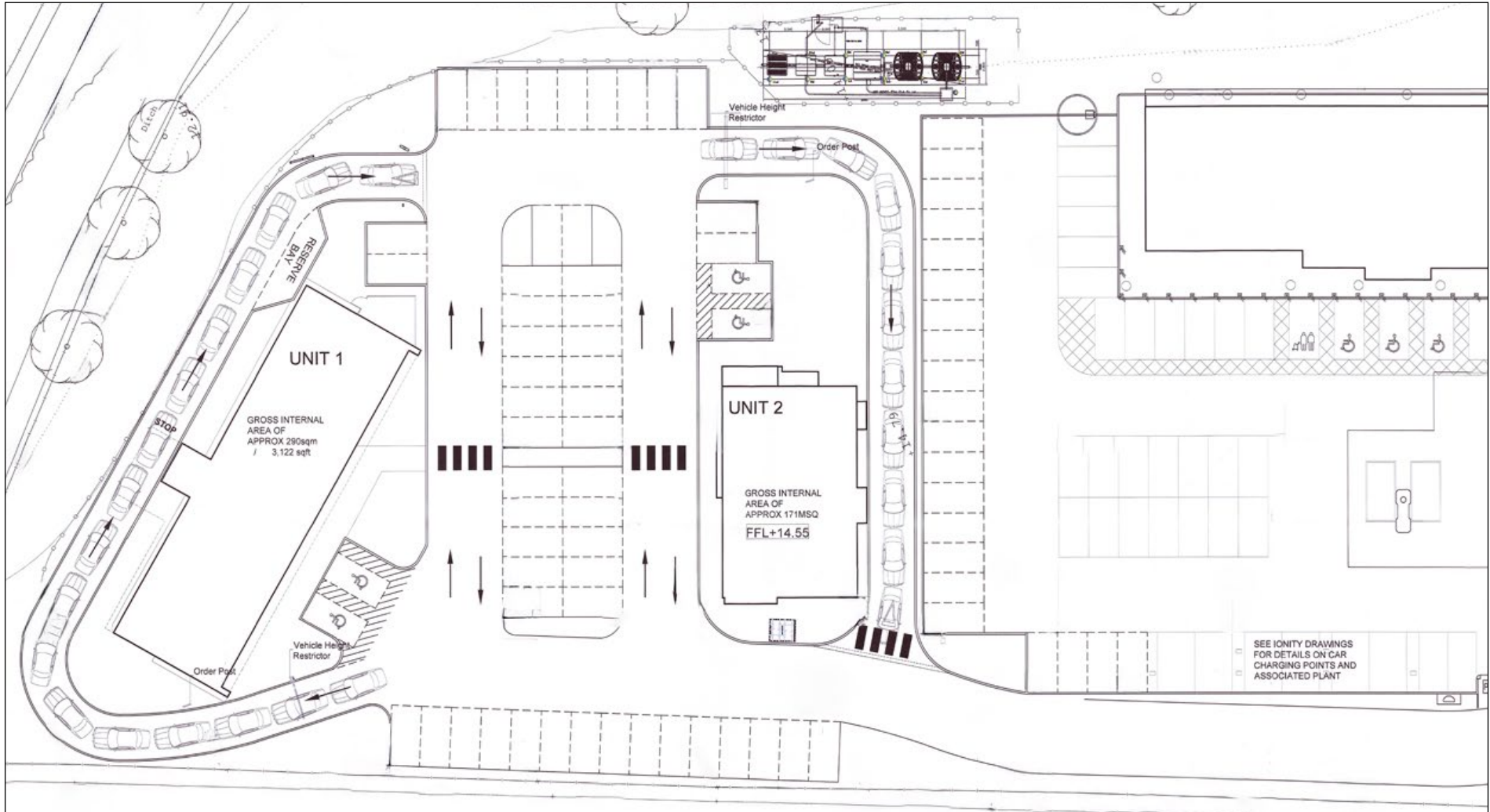
lonity GmbH operates as a charging network provider for all electric vehicles across 24 European countries. It is a joint venture of various car manufacturers including the BMW Group, Ford Motor Company, Hyundai Motor Group, Mercedes Benz and Volkswagen. Their charging stations are designed to support at least 350kw.

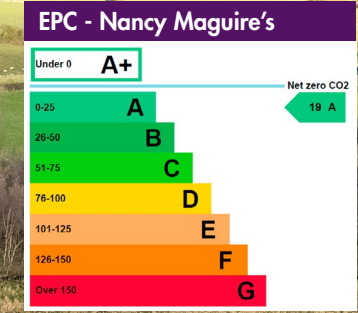
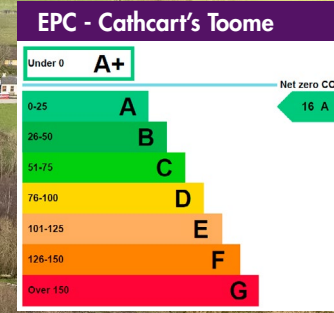


Future Development Potential

The site benefits from planning permission for two Drive Thru restaurants. Terms have been agreed for Unit 1 to a coffee operator t/a Starbucks. An agreement for lease was signed for 15 years at a proposed passing rent of £82,500 per annum.

Further details available on request.





Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to satisfy the vendor and their agents regarding the source of the funds used to complete the transaction.

Guide Price

We are instructed to seek offers in excess of £2,950,000 exclusive.

VAT

All prices quoted are exclusive and therefore may be liable to VAT.



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MISREPRESENTATION ACT 1967

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CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (<http://www.legislation.gov.uk/uksi/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.