



RAYNE ROAD SERVICE STATION



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FOR SALE

Prime Forecourt and Convenience Store Investment

| Braintree | Essex | CM7 2QS |

Investment Summary

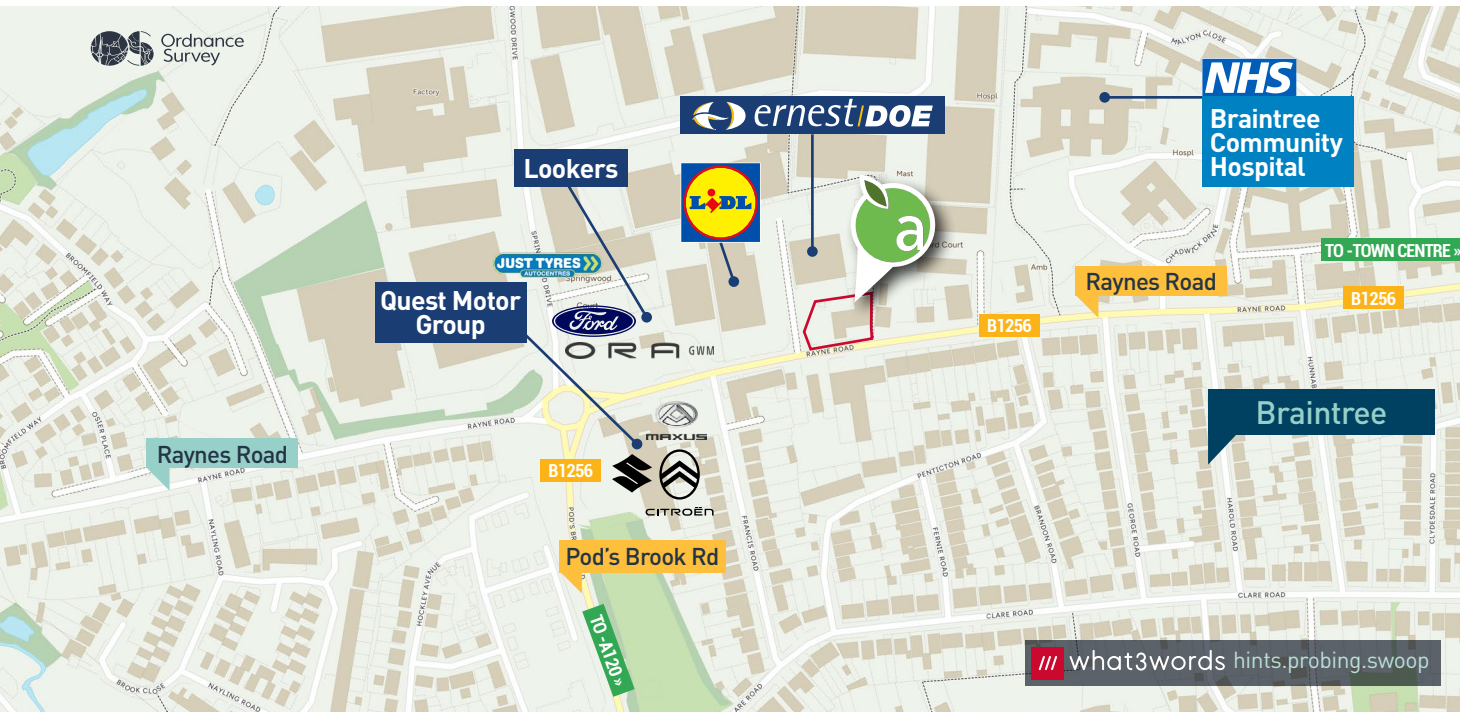
- ✓ Prime **Freehold** Investment Opportunity
- ✓ **Applegreen** branded forecourt with Londis convenience store and Subway franchise
- ✓ Strong trading pitch, fronting the B1256 Raynes Road
- ✓ Let to **EG On The Move 2 Limited**, guaranteed by **Appelgreen Plc**, until March 2039 with a tenant only break option in March 2034
- ✓ Current passing rent of **£187,000 per annum** rising to a maximum of **£205,700 per annum** in March 2029.
- ✓ 9 years term certain
- ✓ RPI-linked rent reviews every five years, subject to a minimum increase of 105% and maximum of 110%

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We have been instructed to seek offers in excess of £2,700,000 (Two Million, Seven Hundred Thousand Pounds), subject to contract, for the freehold interest.

A purchase at this level reflects a Net Initial Yield of 6.51%, rising to a maximum of 7.16% in 2029, subject to purchaser's costs of 6.50%.



Location

- ✓ The property is located in Braintree fronting the B1256 Raynes Road, which is the main road between Braintree and Bishop's Stortford, with the town centre 0.7 miles to the West.
- ✓ Raynes Road is a strong commercial location, with the subject property being adjacent to a Lidl supermarket and an Ernest Doe retail outlet, while in the vicinity are a Suzuki dealership, a recently refurbished Lookers Ford dealership, and Braintree Community Hospital.
- ✓ The property benefits from extensive car movements and is well positioned to capitalise on the neighbouring traders and the surrounding residential catchment.
- ✓ The B1256, Raynes Road, also provides access to the A120 to the south, which provides an important trunk road through Essex and access to the M11 (Junction 8) and Stansted Airport 16 miles to the west. Braintree is 19 miles west of Colchester, 20 miles east of Bishop Stortford, 12 miles north of Chelmsford and 48 miles north east of Central London.

Key Distances (by road):

- 16 miles west M11 (Junction 8) and Stanstead Airport
- 19 miles west of Colchester
- 20 miles east of Bishop Stortford
- 12 miles north of Chelmsford
- 48 miles north east of Central London

Description



The property comprises a purpose-built petrol filling station that provides a Applegreen-branded forecourt, Londis convenience store with a subway franchise, ATM and a parcel locker facility.

- ✓ The site extends to 0.143 hectares (0.354 acres).
- ✓ On the canopied forecourt, there are seven triple set petrol filling pumps linked to an underground, double-walled tank farm installed in 2005 and holds 116,400 litres.
- ✓ The convenience store provides single storey accommodation with 1,319 sq ft of sales area. The site additionally benefits from 10 dedicated parking spaces.



0.354 acres
(0.143) hectare) site



Convenience store,
ATM and parcel
locker facility



7 triple set petrol
filling layout pumps



10 dedicated
parking spaces



116,400 litres
double-walled
tank farm

Tenure

The property is held freehold under title no. **EX652674**.



Subway franchise -Retail



Londis franchise -Retail

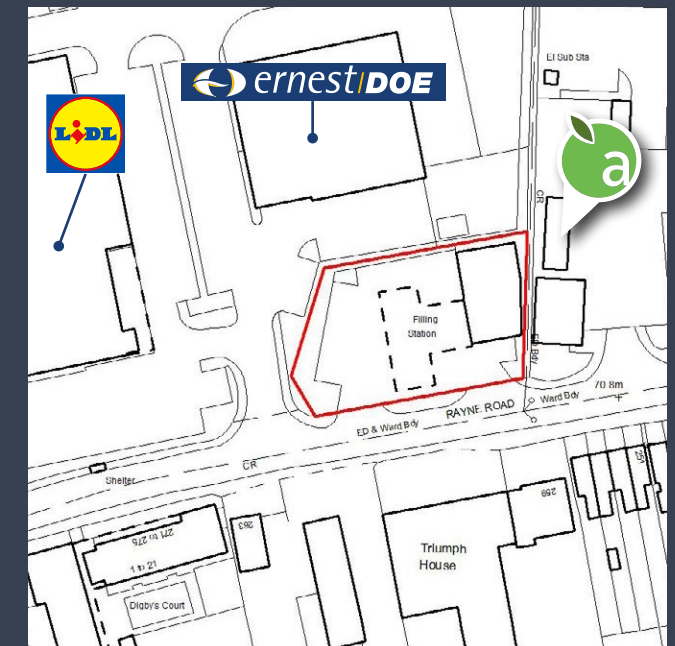
Accommodation

The property provides the following gross internal floor areas:

Use	Sq m	Sq ft
Forecourt	199.5	2,148
Retail sales area	129.2	1,391
TOTAL	328.7	3,539

Site

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— Indicative Red line Freehold site



Description

Tenancy



The property is let on a 20-year lease from 29 March 2019 to **EG On The Move 2 Limited** on a full repairing and insuring basis and expiring on 28 March 2039. There is a tenant break option on 29 March 2034, providing a term certain of approximately 9 years.

The property is let at a current passing rent of **£187,000** per annum, which is subject to five-yearly RPI-linked rent reviews, subject to a minimum increase of 105% and maximum of 110%.

Covenant applegreen

Petrogas Group UK Limited was the operating company for **Applegreen's UK mainland fuel forecourt network**.

In February 2025, the company was acquired by **Zuba Issa's forecourt and convenience retail business EG On The Move**. The acquisition will increase **EG On The Move's network to 151 fuel forecourts** and is expected to increase the group's turnover to more than **£1bn**.

Following the acquisition, **Petrogas Group UK Limited has been renamed EG On The Move 2 Limited**.

EG On The Move 2 Limited	Year ending 31/12/2023 £'000	Year ending 31/12/2022 £'000	Year ending 31/12/2021 £'000
Sales	633,149	748,071	599,068
Pre-tax profit	7,105	44,289	4,815
Tangible Net Worth	64,680	59,126	17,258

The Lease is guaranteed by **Applegreen Plc**. A copy of the lease will be made available upon request.



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Proposal

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EPC

The property has an EPC rating of **C62**.

VAT

It is understood that the property has not been elected for VAT. In any event, the transaction can be treated as a TOGC, therefore VAT will not be chargeable.

Viewing and Further Information

Strictly by prior appointment
with the joint agents:



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