

Ref: 3575 - Parc Service Station



Carrog  
Nr Corwen  
North Wales  
LL21 9EL

## **VILLAGE PETROL STATION, CONVENIENCE STORE & GARAGE - DENBIGHSHIRE**

**Garage spares and repair rented for additional income**

**Early viewing essential to fully appreciate**

**Situated in the quaint village of Carrog**

**Advised annual turnover of £473,645**

**Scope for further development**

**Ideal partnership opportunity**

**Genuine reason for sale**

**Lock-up unit**

**FREEHOLD**

**ASKING PRICE**

**£200,000 Plus SAV**

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### Location

This popular petrol station is situated in the pretty village of Carrog which is a flourishing village just eight miles to the west of Llangollen. The village benefits from an excellent local primary school which has recently been the subject of an excellent Estyn Report, in addition to which there is the widely known Grouse Inn, the village hall and Carrog Station which forms part of the Llangollen Steam Railway. Though rurally located, Carrog lies within easy reach of Llangollen (8 miles), Ruthin (12 miles), Wrexham (22 miles) and Chester (33 miles). Good road links provide easy daily commuting to all of these commercial centres and beyond.

### Business History

Online Business Sales are delighted to offer for sale this superb petrol station which was established by our clients around 30 years ago. Our clients are reluctantly offering the business to the market due to a desire to take well deserved retirement. Since our clients took ownership of the business they have run the business at a pace that suits their lifestyle, meaning that there is massive scope for a new hands on owner operator to further develop the business. Our clients inform us that annual turnover currently runs at £473,645 which is derived from the sale of petrol/diesel, convenience style goods in the store. The business enjoys a strong reputation within the local community and as such has a high level of regular and repeat trade, it is in a great location to benefit from a lot of passing trade. This is a superb opportunity to purchase a true lifestyle business in one of the most desirable areas in the UK and as such early viewing is highly recommended as this superb business is not to be missed.

### Financial Profile

Turnover: £473,645pa

### Tenure

Freehold

### Opening Hours

Monday: 8:00am - 6:00pm  
Tuesday: 8:00am - 6:00pm  
Wednesday: 8:00am - 6:00pm  
Thursday: 8:00am - 6:00pm  
Friday: 8:00am - 5:45pm  
Saturday: 9:00am - 3:00pm  
Sunday: 9:15am - 5:45pm

### Accommodation

Single storey lock-up petrol station with convenience store and garage workshop, briefly comprising:

Convenience Store  
Open plan store  
Serving/payment counter with electric cash register  
Cigarette gantry  
Ample shelving/product displays

Garage Services (Currently rented)  
Workshop fitted to suit the trade  
2 bays

External  
Large forecourt area  
2x fuel pumps  
Parking facilities

### Enquire

t: 0345 222 0508 f: 0345 222 0509  
e: info@onlinebusinesssales.co.uk

**IMPORTANT NOTES:** These particulars do not constitute an offer neither should they be relied upon as statements or representations of fact or warranties of any kind. All interested parties must satisfy themselves by investigation, prior inspection and/or formal entry before contact with their solicitor. Neither we nor our principals accept any responsibility whatever in respect of these particulars which are simply offered as a general indication to persons who may be interested.

Viewings and negotiations are to be conducted **STRICTLY** through **Online Business Sales Limited**. No direct approach is to be made to the business under any circumstances

#### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 229 This is how energy efficient the building is.