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FORECOURT AND CONVENIENCE INVESTMENT OPPORTUNITY

CHARVIL SERVICE STATION

New Bath Road, Charvil, Reading, RG10 9RL

L A T I T U D E
REAL ESTATE

Investment Summary

- ✓ Prime Freehold Investment Opportunity
- ✓ Co-op branded convenience store, together with Texaco branded forecourt
- ✓ Strong trading location, being highly accessible fronting the A4 (New Bath Road)
- ✓ Let to TG Convenience Stores Limited, expiring 20 June 2027
- ✓ Low passing rent £164,248 per annum, subject to rent review on 21 June 2026 at a fixed increase to £167,533 per annum

Proposal

We are seeking offers in excess of £2,575,000 (Two Million Five Hundred and Seventy Five Thousand Pounds), reflecting a Net Initial Yield of 6% (assuming purchasers costs of 6.39%).



Location

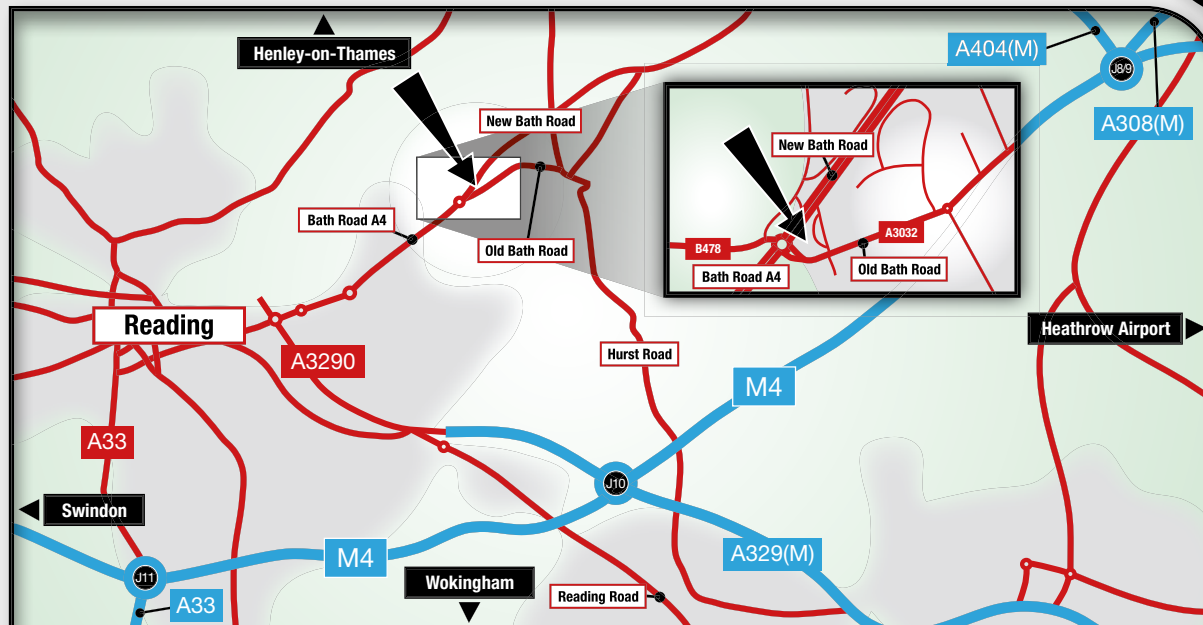
The property is located fronting the roundabout junction of New Bath Road (A4) and Old Bath Road (A3032), Charvil. Charvil is a village and civil parish in Berkshire, approximately 5 miles east of Reading.

At this point, New Bath Road benefits extensive vehicle movements, with a daily traffic count of 21,877 in 2023 (DoT). The surrounding area is predominantly residential in nature, being located on the fringe of the village, together with surrounding agricultural land. New Bath Road provides good transportation links, being the main road from Charvil into Reading town centre.

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Travel Times

LOCATION	MILES 	TRAVEL TIME IN MINUTES
Reading	4.8	20
Slough	15.5	27
Swindon	52.5	60
Heathrow Airport	24	36
Maidenhead	8.5	16
Oxford	28.8	77
Luton	50.8	77





Description

The property incorporates an Texaco branded forecourt, together with a Co-op branded shop of approximately 1,940 sq. ft., including storage, together with forecourt services including parcel lockers, ATM and Laundrette.

The sales area is well-stocked with a variety of convenience goods and amenities, including a Costa Express machine, lottery and off-licence



The fuel forecourt has a 3m high canopy and accommodates 6 islands with a total of 48 pumps, providing a selection of regular/premium unleaded and regular/supreme diesel grades of fuel.

The site trades 5am-12am, 7 days a week.

Site Area

The property occupies a site of approximately 0.20 of a hectare (0.50 acre).

Tenure

The property is held freehold under Title Number BK1749.

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Tenancy

The property is let to TG Convenience Stores Limited on a full repairing and insuring basis until 20 June 2027, providing a term certain of approximately two years.

The passing rent is £164,248 per annum, which is subject to one further fixed rent review effective 21 June 2026, increasing to £167,533 per annum.

The tenancy is excluded from the Landlord and Tenant Act 1954, however, there is an option to renew at a market rent, for either 15 or 20 years. We estimate existing market rent to be in the region of £190,000-£200,000 per annum.

Covenant

TG Convenience Stores Limited

TG Convenience stores limited is a wholly owned subsidiary of parent company, SGN and part of the SGN Limited Group. The company operates 92 petrol forecourt sites across the UK, the majority of which are freehold.

The company's most recent published accounts provide the following:

TG Convenience Stores Limited	2025 £'000	2024 £'000	2023 £'000
Sales Turnover	£390,410	£406,278	£325,535
Pre-tax Profit	£19,239	£18,636	£20,851
Net Assets	£115,759	£87,451	£63,076



RG10 9RL





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VAT

It is understood that the property has not been elected for VAT. In any event, the transaction can be treated as a Transfer of Going Concern, therefore VAT will not be applicable.

EPC

The property has an EPC rating of C63.

Visit our website:
www.latitudere.co.uk

For further details or
to arrange a viewing
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