



FOR SALE

# Prominent Petrol Filling Station Investment

NORTH ESPLANADE WEST  
ABERDEEN, AB11 5RN

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**Prominent freehold** roadside investment in central Aberdeen, fronting the inner ring road with high visibility and traffic flow.



Fully operational **petrol filling station with EV charging**, HGV-suitable pumps, car wash, and convenience store.



Let to Motor Fuel Limited until April 2041 on an FRI lease, providing an unexpired term in excess of 15 years.



Motor Fuel Limited benefit from an **exceptional covenant strength** (D&B 5A2).



Passing rent of £140,000 per annum with **CPI-linked uplifts** (collared and capped to 1-3% per annum).



Strong location **adjacent to Union Square**, key office developments, and Aberdeen Harbour.



The **site extends to approximately 0.22 hectares** (0.54 acres).



Offers in excess of £2,350,000. A purchase at this level reflects a topped-up Net Initial Yield of 6.47%\* with the following running yield profile:  
**April 2031: 7.14%**  
**April 2036: 7.88%**

\*Yield reflects the reviewed rent on the 20 April 2026 rent review (assuming 3% CPIH between Jan-25 to Jan-26). Forecasts are taken from the Office for Budget Responsibility.



## ABERDEEN

Aberdeen is Scotland's third largest city and is the main administrative and financial centre for Aberdeen City and Aberdeenshire. Its population, which currently stands at 230,000 and is forecast to see significant growth of over 24% to 285,000 by 2035. The wider catchment is currently 500,000.

Aberdeen has a long history of economically outperforming cities of a comparable size in the UK. The driving force has been the energy industry, with the City being the energy capital of Europe, however the economy in Aberdeen is supported by several growing sectors to include:

**Technology & Digital:** Aberdeen hosts one of Europe's largest EnergyTech communities, with strengths in ClimateTech, AgriTech, and FinTech.

**Life Sciences:** Home to world-renowned research institutions, the city is a hub for medical research and innovation.

**Food, Drink & Agriculture:** The region is known for its high-quality food and drink products, including seafood and whisky.



The city benefits from two distinguished universities, several major research institutes offering world renowned expertise in areas such as food, fisheries and agricultural.

Aberdeen is positioning itself as a leader in the energy transition. The city is developing a green hydrogen hub, aiming to produce up to 300 tonnes of green hydrogen annually by 2026.

Additionally, Aberdeen is a key player in offshore wind projects, with several licenses awarded for developments near the city.

In 2023, Aberdeen was designated as one of Scotland's first Investment Zones, receiving up to £160 million in targeted investment and tax reliefs over ten years to stimulate business growth and job creation.

**PROPERTY LOCATION**

The subject property is located in a prominent corner location on the west side of North Esplanade West at a busy roundabout where the street meets South College Street, Riverside Drive and The Queen Elizabeth Bridge. Accordingly, the premises are well located for access to all parts of the City. The route is one of the main roads in/out of the city to the South and as such benefits from high visibility and high levels of passing traffic.

The area is mixed use in nature with various large office premises, Union Square Shopping Centre and commercial premises all being present within the immediate vicinity.

The location provides good connectivity to the A90 trunk road which links Aberdeen with the Scottish Motorway Network, this has been further enhanced with the Aberdeen Western Peripheral Route (AWPR). The property has good access to the local road network and to the city centre and has a prominent location with good road frontage. The main rail and bus transport hub is also located nearby as well as Aberdeen harbour.





FOR SALE

PROMINENT PETROL FILLING STATION INVESTMENT



**NORTH ESPLANADE WEST  
ABERDEEN  
AB11 5RN**

**NEARBY  
OCCUPIERS**

- |   |                         |    |                                       |
|---|-------------------------|----|---------------------------------------|
| 1 | Worley                  | 9  | Trinity Centre                        |
| 2 | Freedom House           | 10 | Leonardo Hotel                        |
| 3 | PD&MS                   | 11 | Bus Station                           |
| 4 | Admiral Court           | 12 | The Exchange                          |
| 5 | Consort House: Petrofac | 13 | St Magnus House:<br>CNR International |
| 6 | Bridge View: Petrofac   | 14 | Pure Gym & Ibis Hotel                 |
| 7 | Union Square            | 15 | City Wharf                            |
| 8 | Train Station           |    |                                       |





## ACCOMMODATION

The subject property comprises a well-established purpose-built petrol filling station site with associated shop facilities.

The forecourt is laid in a mix of concrete and tarmac and the fuelling area has a steel framed canopy over it with illuminated signage and a clearance of 3.90 metres. The forecourt provides Unleaded, Ultimate Unleaded, Diesel and Ultimate Diesel from 8 re-fuelling positions as well as a separate outlet for HGV fuelling and AdBlue provision.

Five x BP MFG EV Charging Stations providing a range of power options for fast charging from 150 to 300 kW are also provided. The forecourt also offers air, screen wash and vacuum machines as well as a full carwash.

On site there is retail facility branded as Londis. The building is of pointed brick construction clad in composite panels to the front elevation and benefiting from an aluminium and glazed frontage with access via electrically operated doors. Internally the space has solid floors and a suspended ceiling with inset A/C units and LED panel lighting. The space is fully fitted for the purpose including full height wall and free standing displays, chiller units and two checkouts. As well as convenience offerings, the unit also has tobacco and Off Sales as well as Costa Express machines in store. The property also provided male, female and disabled WC facilities. Externally, a cash machine and parcel pick-up point for UPS/Royal Mail and DPD can also be found.

The overall site extends to 0.22 hectares (0.54 acres)



## FOR SALE

### TENANT INFORMATION

The premises are let on a Full Repairing and Insuring terms to Motor Fuel Limited with the lease expiring on 20th April 2041 giving a remaining term in excess of 15 years with no break options.

The passing rent is £140,000 per annum and there is provision within the lease for 5 yearly, upward only rent reviews with the next being due on 20th April 2026 and 5 yearly thereafter. The rent review is based on a CPI increase with a cap and collar of 1% & 3% per annum.

### TENANT COVENANT

Motor Fuel Limited trades as Motor Fuel Group and was founded in 2004. It is understood to be the largest independent forecourt operator in the United Kingdom with in excess of 1,200 sites currently in place. Their aim is to provide a 'dual-fuel' strategy offering at each site as well as high quality retail/break facilities.

[www.motorfuelgroup.com](http://www.motorfuelgroup.com)

The company has a Tangible Net Worth of £725,826,000 and turnover/profitability reported as follows:



	Turnover	Profit
2021	£3,682,100,000	£257,100,000
2022	£4,989,100,000	£315,400,000
2023	£4,476,400,000	£336,500,000

### TENURE

Heritable (Scottish equivalent of Freehold).

### EPC

Energy Performance Certificate – B.

### PROPOSAL

Offers are invited in excess of £2,350,000. A purchase at this level reflects a topped-up Net Initial Yield of 6.47%\* with the following running yield profile (allowing for purchaser's costs of 6.80%): April 2031: 7.14%; April 2036: 7.88%

### VAT

All prices are quoted exclusive of VAT which will be applicable on this transaction.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred with the purchaser being responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

### ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

## PROMINENT PETROL FILLING STATION INVESTMENT

### FURTHER INFORMATION

For further information or viewing arrangement please contact the sole selling agent:

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#### Disclaimer:

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