

HiQ

TYRES & AUTOCARE



100 new UK locations needed for our modular retail format.

LANDLORD PACK

“HiQ Tyres & Autocare have over 30 years proven track record within the automotive franchise market”





Why HiQ Tyres & Autocare?

HiQ Tyres & Autocare is one of the UK's largest tyre service providers with over 3,500 centres worldwide.

- Established in 1992
- HiQ Tyres & Autocare are the retail arm of Goodyear Tyres UK
- With 3500 sites in over 25 countries
- Made up of equity owned and franchise locations
- Most bookings are made online + appointments
- Our 'Click and Fit' allows customers to shop while their car is being repaired or serviced
- As a premium brand our market is attracting cars that are moving from franchise
- 10,000 expert technicians
- None of our centres use airguns
- All used tyres are taken away daily

HiQ – A proven business model



96%
global success rate



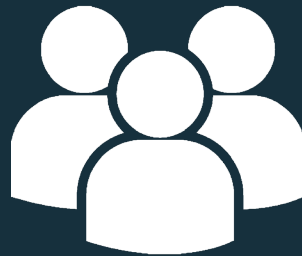
Over 150
centres in the UK



345,600 jobs contributing
£12.2 billion to the economy



3500
locations worldwide



3 million
customers each year



Operating in over 25
countries worldwide



Risk assessment to be carried out and required lightning protection to be installed to each unit to meet British Standards.

All drainage pop-ups Indicative only, detailed internal layout to be agreed with tenant prior to installation.

Underground drainage to be designed by engineers in line with SUDS report and planning restrictions.

External lighting to be designed and approved by local planning authority prior to installation.

landscape design details of site soft and hard landscaping to be confirmed subject to planning conditions.

Stainless steel bollards to be installed where there is a risk of cars and pedestrians coming into conflict with each other or at unit entrances/gated areas or required. Bollards to have reflective bands at top and one to be 100mm/100mm high unless otherwise stated. Locations tbc.

Parking spaces subject to E5 restrictions.

8 no. Electric car charging spaces. Tenant to supply and install charging points

900mm High timber knee rail fence. Planed finish, treated softwood with galvanised straps. Posts to have birdmouth tops, 100mm x 100mm nominal section to rail.

Black finished fibre mesh reinforced concrete slab at Drive thru window and order point.

Tobermora/Marshalls Textured flag paving, 400x400mm, colour buff, laid on sand bed and granular sub-base with pre-cast concrete kerb edging. Tactile slater paving in charcoal at new pedestrian access/crossing points and all hazardous locations.

125x150 bullnose high concrete kerbs used throughout with droppers and matching channel sections used to tactile paved areas. Sack of planting zones where shown to be edged using 50x100mm concrete edgings. See engineer's kerb setting out for details.

900mm High timber knee rail fence. Planed finish, treated softwood with galvanised straps. Posts to have birdmouth tops, 100mm x 100mm nominal section to rail.

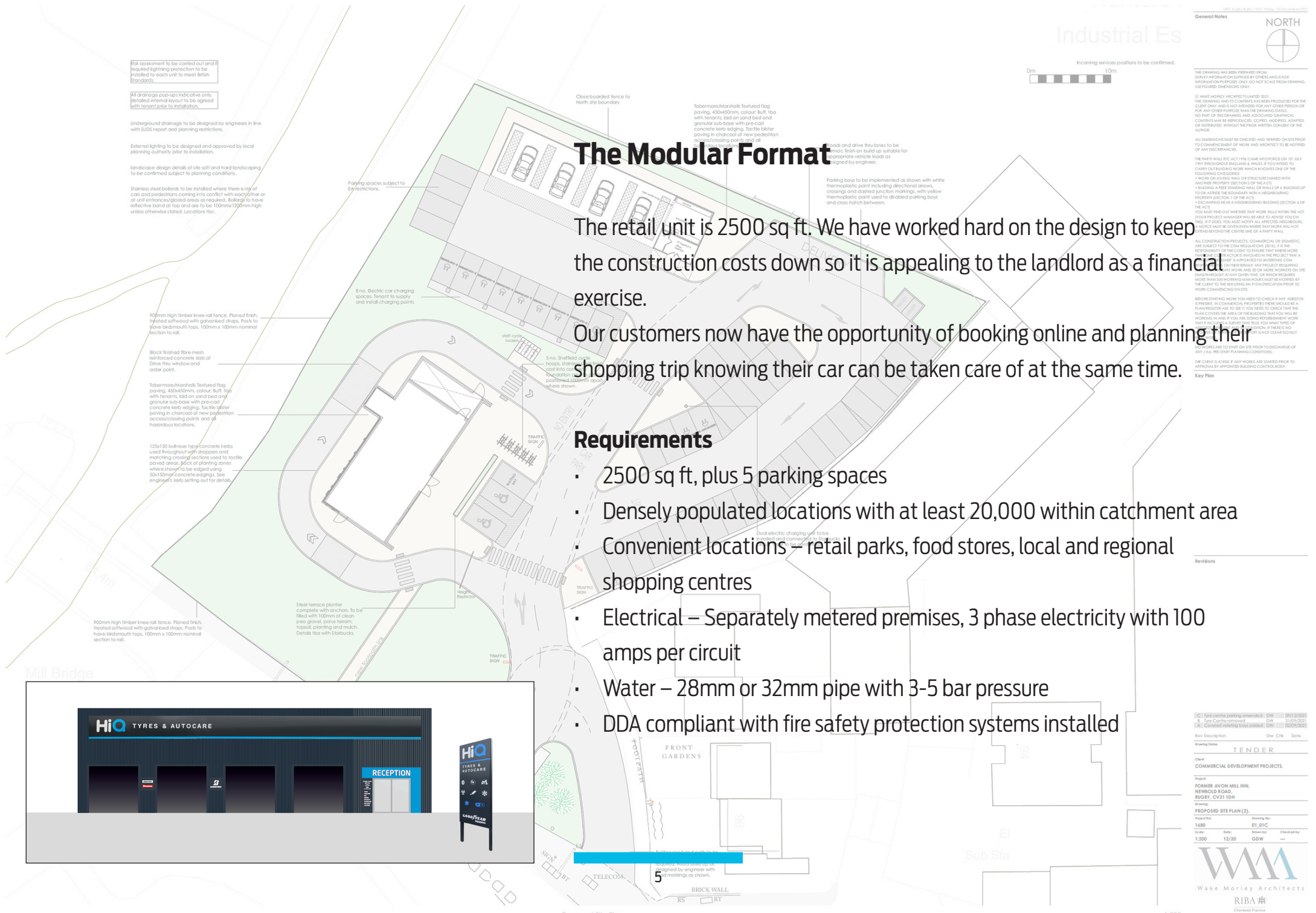
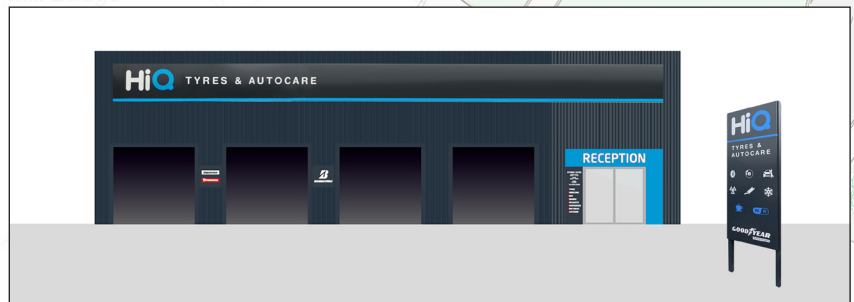
The Modular Format

The retail unit is 2500 sq ft. We have worked hard on the design to keep the construction costs down so it is appealing to the landlord as a financial exercise.

Our customers now have the opportunity of booking online and planning their shopping trip knowing their car can be taken care of at the same time.

Requirements

- 2500 sq ft, plus 5 parking spaces
- Densely populated locations with at least 20,000 within catchment area
- Convenient locations – retail parks, food stores, local and regional shopping centres
- Electrical – Separately metered premises, 3 phase electricity with 100 amps per circuit
- Water – 28mm or 32mm pipe with 3-5 bar pressure
- DDA compliant with fire safety protection systems installed



General Notes

(1) THIS DRAWING HAS BEEN PREPARED FROM SURVEY INFORMATION SUPPLIED BY OTHERS AND EXERCISES REASONABLE CARE TO NOT SCALE FROM DRAWING, USE FIGURED DIMENSIONS ONLY.

(2) I HAVE ADVISED ARCHITECTS LIMITED 2021. THE DRAWING AND ITS CONTENTS ARE PROVIDED FOR THE CLIENT ONLY AND IS NOT INTENDED FOR ANY OTHER PERSON OR FOR ANY OTHER PURPOSE THAN THE DRAWING'S PURPOSE. NO PART OF THIS DRAWING AND ASSOCIATED GRAPHICAL CONTENTS ARE TO BE REPRODUCED, COPIED, INDEXED, ADAPTED OR DISTRIBUTED, WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT.

ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORK AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCY.

THE PARTY WALLS ETC ACT 1939 (AS AMENDED) ON 17 JULY 1997 THROUGHOUT ENGLAND & WALES. IF YOU INTEND TO CARRY OUT BUILDING WORK WHICH INVOLVES ONE OF THE FOLLOWING CATEGORIES:

- WORK ON A FREE STANDING WALL OR WALL OR A BARRING UP TO OR ACROSS THE BOUNDARY WITH A NEIGHBOURING PROPERTY SECTION 1 OF THE ACT.
- EXCAVATING NEAR A NEIGHBOURING BUILDING SECTION 4 OF THE ACT.

YOU MUST FIND OUT WHETHER YOUR WORK FALLS WITHIN THE ACT. YOUR PROJECT MANAGER WILL BE ABLE TO ADVISE YOU ON THIS. IF IT DOES YOU MUST NOTIFY ALL AFFECTED NEIGHBOURS. NOTICES MUST BE GIVEN BEFORE WORK HAS STARTED AND BEFORE THE CENTRE LINE OF A PARTY WALL.

ALL CONSTRUCTION PROJECTS, COMMERCIAL OR DOMESTIC, ARE SUBJECT TO THE CONSUMER PROTECTION ACT 2015. IT IS THE RESPONSIBILITY OF THE CLIENT TO ENSURE THAT WHERE MORE THAN ONE TRADE IS INVOLVED IN THE PROJECT THAT A TRADEY IS APPOINTED TO SUPERVISE THE WORK. THE APPOINTED TRADEY MUST BE A MEMBER OF AN APPROPRIATE TRADE ASSOCIATION AND BE REGISTERED WITH THE CONSUMER PROTECTION ACT 2015. IF MORE THAN ONE TRADEY IS APPOINTED, MORE THAN ONE WORKING HOUR MUST BE NOTIFIED TO THE CLIENT TO THE END OF EACH WORKING DAY PRIOR TO WORK COMMENCING ON SITE.

BEFORE STARTING WORK YOU NEED TO CHECK IF ANY AMBIGUOUS IF THERE IS COMPLEX PROPERTIES THERE AND ASK TO PLAN VISITORS ASK TO SEE IF YOU NEED TO CHECK THAT THE PLANNING PERMISSION IS IN PLACE FOR THE BUILDING THAT YOU WILL BE WORKING IN AND IF YOU ARE DOING REPAIRING WORK YOU MUST CHECK WITH THE LOCAL AUTHORITY THAT YOU HAVE THE NECESSARY PERMISSIONS IN PLACE. IF THERE IS NO PERMISSION IN PLACE YOU MUST STOP WORK IMMEDIATELY.

THE CLIENT IS ASKED TO APPROVE ANY WORK PRIOR TO APPROVAL BY APPOINTED BUILDING CONTROL BODY.

Key Plan

Revisions

Rev	Description	Rev. Ctr	Date
1	Final contract parking amended	DM	08/11/2020
2	Final Contract removed	DM	21/09/2021
3	Final Contract revised	DM	06/09/2021

Rev. Description Rev. Ctr Date

Drawing Title: **TENDER**

Client: **COMMERCIAL DEVELOPMENT PROJECTS**

Project: **FORMER AVON MILL INN, NEWBOLD ROAD, BSG21 1JH**

Proposed Site Plan (2)

Project No: 1480 Drawing No: 01_01C

Scale: 1:200 Date: 12/20 Drawn By: [Signature] Checked By: [Signature]

Wake Morley Architects

RIBA #

Chartered Practice
Tel: 01484 881786
1 Oxford Road, Leicester, Leicestershire LE1 5EP

Proposed Site Plan



Landlord Benefits

HiQ Tyres & Autocare offers a worldwide recognised brand as a tenant along with:

- Strong Lease covenant
- Increases customer numbers to the area
- Strengthens the value of the development with a long lease holder
- Proven Business model that's supported by a global brand
- Improves the tenant mix



Site Area
828.752 sqm
0.205 acres

FALCON ROAD

WOODCHURCH ROAD

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32.0m

Rev C: Electric points removed, car wash added, stand above office added
15.05.22

Rev B: Unit moved away from 4 Falcon Road, approx 1500mm gap between unit and house.
25.04.22

Rev A: Unit turned 90 degrees, EV points added.
19.01.22

concept design	
Client	Claudia Property
Contract	Woodchurch Road Falcon Road Prenton Birkenhead
Discipline	Development Layout
Drawing no.	2136-A-01
Scale	1:200/0.43
Drawn By	JP
Checked By	JP
Revision	C
Date	13/05/2022

PRarchitects