

# BROWN'S HOME HARDWARE

PERSHORE | WORCESTERSHIRE



**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



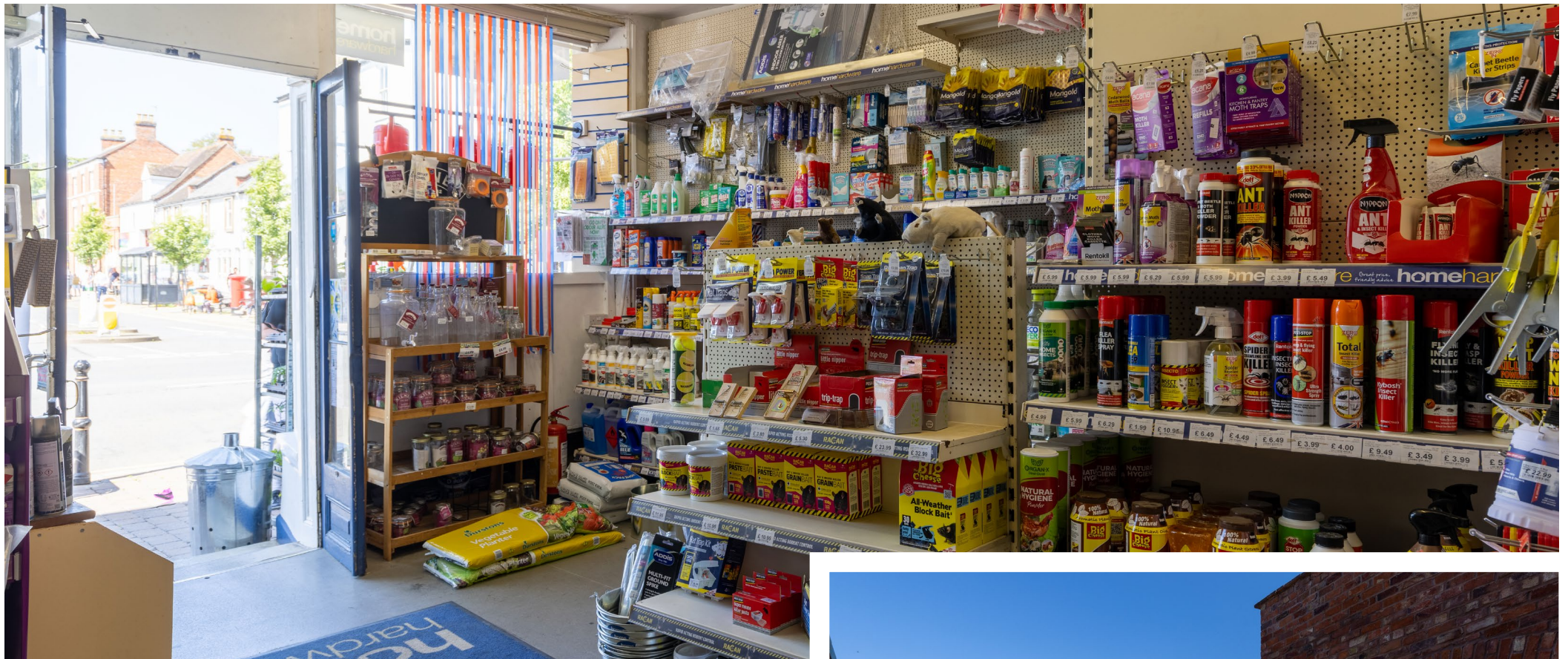
This is a rare opportunity to acquire a well-established and thriving business in the heart of a community. Brown's Home Hardware opened in 1913 and has served the residents of Pershore and surrounding areas for more than 110 years. It is a much-loved store, stocking around 10,000 lines of products with thousands more available to order, and is regularly used by those living in south Worcestershire.

Having won several awards over the years, the current owner, who has been in the business for 40 years, is now ready to retire and hand over the reins to the next generation.



**HEART OF A COMMUNITY SALE**





The current owner handed over the business to management in 2019 and whilst capable, without the focus of being run by someone invested in the business the sales have dipped. However, with the right direction from the new owners, the potential to regain sales volume is significant and this is an opportunity for someone to pick up a great deal requiring a small degree of extra drive to realise a significant return on investment.







Welcome to Pershore, a charming market town in the heart of Worcestershire.

Situated on the banks of the River Avon, Pershore is known for its rich history and stunning architecture. The town has a population of around 7,000 and is located just 10 miles east of Worcester.

It well connected with easy access to Birmingham, Bristol and London, making it an ideal location for businesses looking to establish a presence in the West Midlands.







Pershore has a wide range of amenities including shops, offices and businesses as well as a thriving hospitality scene with pubs, bars, cafes and restaurants.

High Street, where Brown's Home Hardware is located, is home to a variety of independent and chain retailers, including a large Tesco supermarket, making it a popular shopping destination. It also has a thriving market which takes place every Thursday and Saturday, offering a range of locally-sourced produce.







Distance from major conurbations:

**Birmingham 29 miles**

**Bristol 61 miles**

**London 111 miles**







Brown's Home Hardware is located in a prime location in High Street, Pershore. With two hours of free parking available opposite, customers can easily stop by and browse the extensive range of products on offer at the store.

Thanks to its range of local amenities, shops and services, it is the perfect location for businesses looking to establish a presence in the West Midlands.







# TRADING INFORMATION

Year to September 2022 the adjusted net profit was £23,000. In 2018, ahead of the owner's move away from daily running of the business the adjusted net profit was shown as £40,000.

The store is run by a manager full time, with one other full time member of staff and three part timers including a member of Saturday staff.







The business operates on a leasehold basis with an annual rent of £15,000 per annum

The lease is holding over and a new lease on similar terms will be made available to the new owner as part of the legal process.







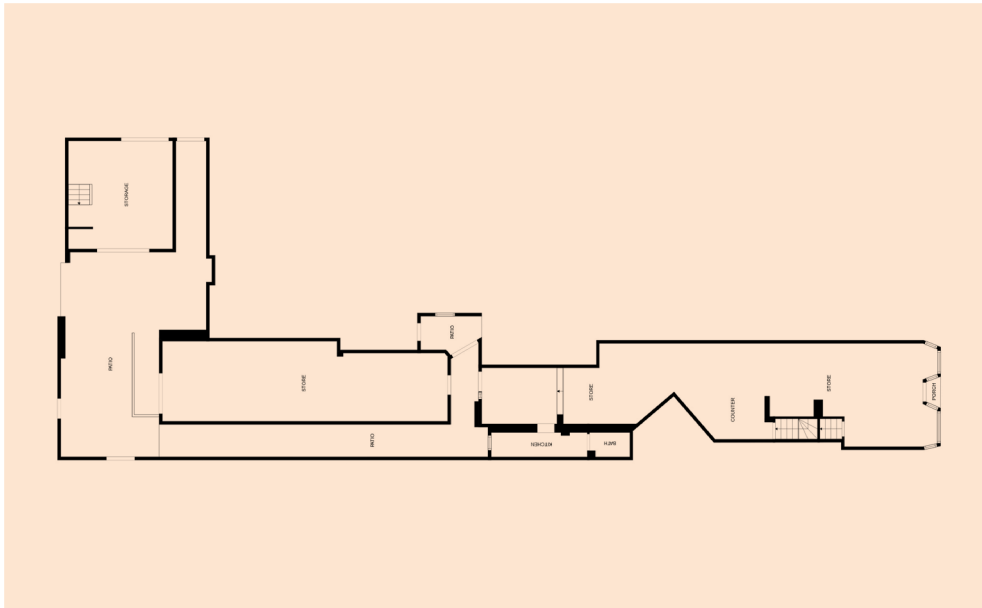
Opening hours

9am-5pm Monday to Saturday

Closed Sunday







The rateable value with effect from  
1st April 2023 is £17,500.

The property's EPC rating is C  
certificate available on request.



**DISCLAIMER**  
All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



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