



One Stop

Ref: 5613509

Gerafon, High Street, Llanberis, Caernarfon, LL55 4SU

Freehold: Offers over: £525,000

Leasehold: £180,000, Annual Rent: £22,000

Unopposed Convenience Store

Shop sales c. £14,500 per week excl. services

Rare opportunity

Heavily relied upon by the local community

Huge potential for holiday lets above

Scope to increase opening hours, Energy Rating C



An extremely rare opportunity to acquire a long-standing well-established convenience store within a busy residential and commercial setting.

Please click for: **Virtual Tour**



Location

This well fitted convenience store is situated on High Street, occupying a prominent trading position in a densely populated residential area of Llanberis, Caernarfon. Llanberis is an idyllic stunning touristic location set within the Snowdonia National Park.

The shop is also surrounded by other complimentary commercial properties and businesses.

Internal Details

The well-maintained retail area has tiled flooring and a suspended ceiling incorporating recessed LED lighting.

The store has a full convenience offering including chilled food, soft drinks and alcohol. The range also includes confectionery, groceries, bread and cakes, frozen food, health and beauty, household, pet food, stationery, news and magazines and tobacco. There is also an ATM at the front of the store, generating an approximate revenue of £5,000 per year.

Ancillary area:

There is an existing stainless steel commercial kitchen, which can be easily transformed to run as a takeaway, such as fish & chips.

External Details

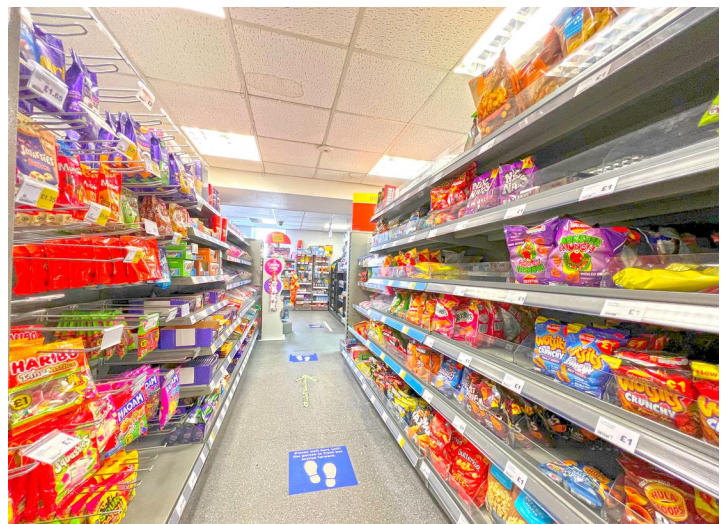
There is on-street parking available at the front.

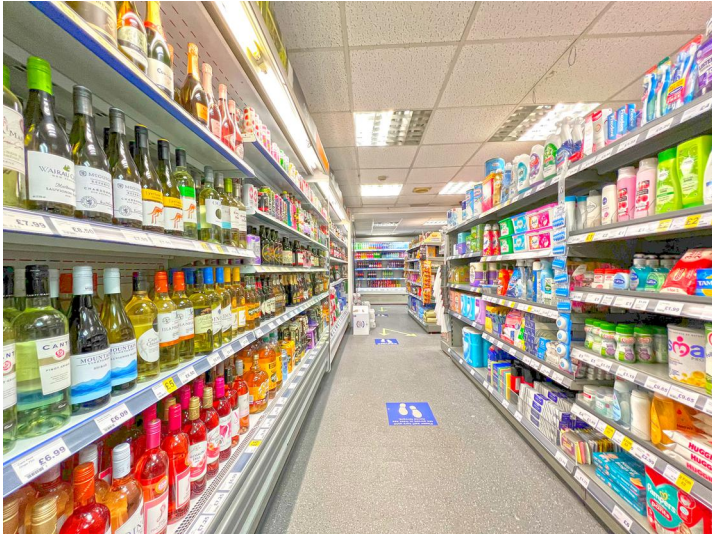
Owner's Accommodation

There is huge potential to develop the apartment above the store into a holiday LET which would produce additional income to the business, or could also potentially be used as owner's/manager's accommodation.

The Opportunity

The business currently trades under the One Stop banner and is presented to a good standard. It is heavily relied upon by the local community and is in a strong trading position with no immediate competition in the nearby vicinity. The store also offers the National Lottery and Paypoint.





Trading Information

We have been provided with ePos data to show the store turns over circa £14,500 per week excluding services.

Full trading information will be made available to seriously interested parties following a formal viewing.

Trading Hours

The current trading hours are:

Monday to Sunday: 6.30am - 9.00pm

Staff

The business is run by the owners with the assistance of a few part time members of staff. Further information can be made available upon request, to seriously interested parties.

Fixtures & Fittings

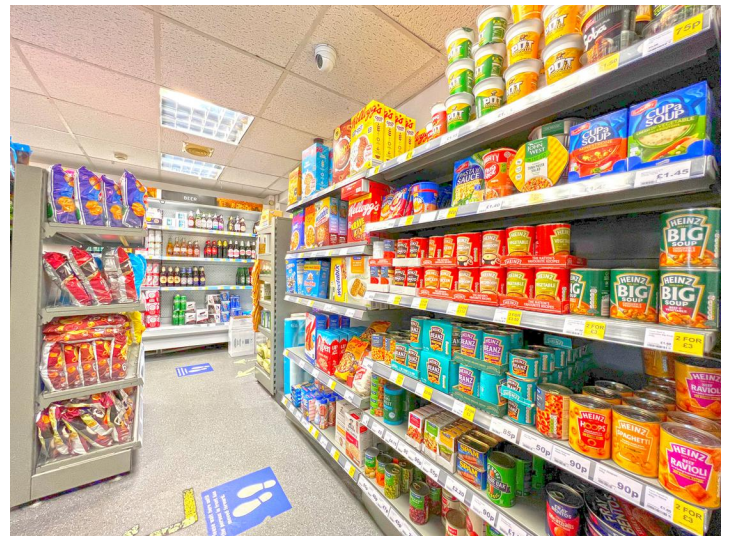
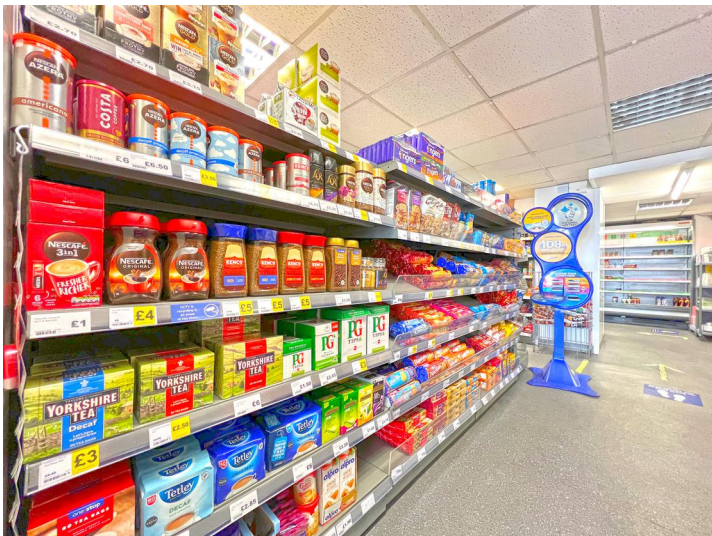
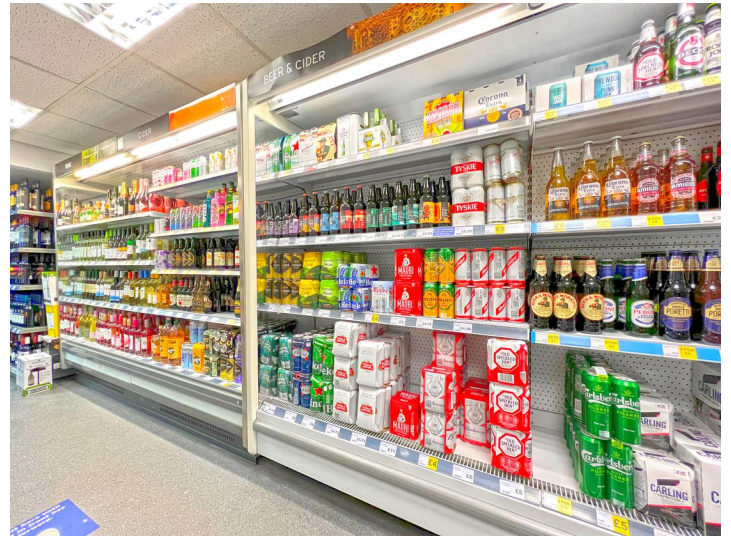
All fixtures and fittings are to be included within the sale however, any items that are owned by a third party or personal to our clients will be exempt.

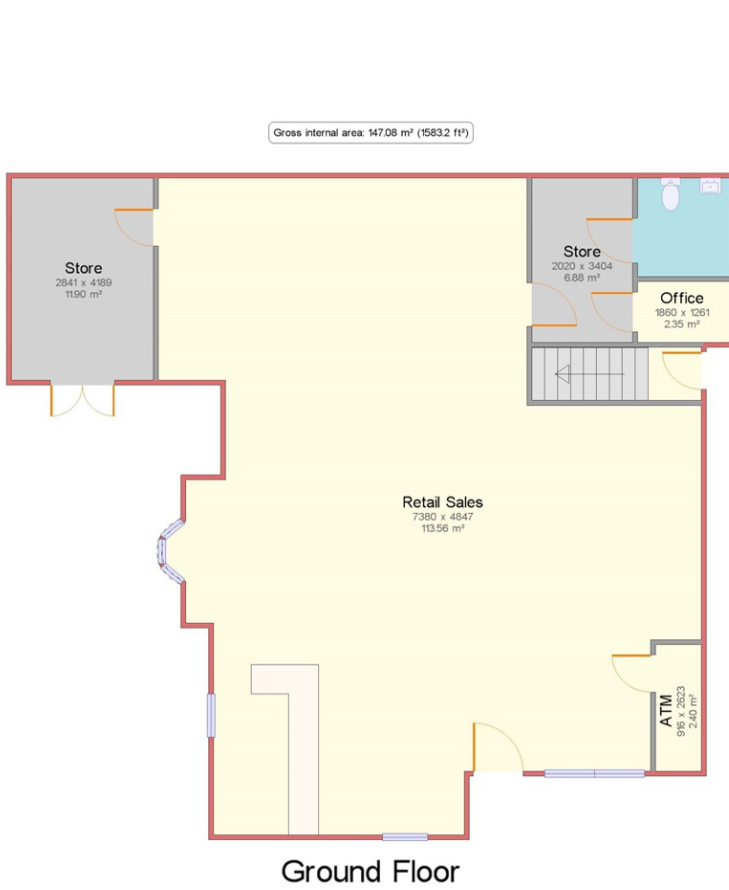
Business Rates

Purchasers should make their own enquiries with the relevant local authority.

Regulatory

Premise Licence.





Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

Anthony Meadowcroft

Business Agent (Retail)

M:+447546 698 673

E:anthony.meadowcroft@christie.com

Leeds



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189