



**Spar**

Ref: 3410466

High Street, Bream, GL15 6JS

Freehold: £850,000

Five bedroom accommodation rented for £1350pm

Gross profit £184,717

Weekly sales £20,000

No immediate competition

Post Office income £12,000

Well fitted store. EPC C



Spar Lydney is a Convenience Store, Off Licence and Post Office located in a busy and thriving residential and commercial area of the town, which offers a consistent trade.

The property is set back from the pavement and benefits from significant window frontage, which would be ideal for displays and advertising.

The ground floor of the premises boasts a large retail sales area and is offered in good condition, with customer parking at the front. There is potential to extend the store to the side and rear.

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### Location

Lydney is surrounded by the Forest of Dean on the edge of the Wye Valley, and situated on the River Severn, the historic town of Lydney houses some of the area's must see points of interest.

Thirty pubs, cafes and restaurants cater for locals as well as Forest of Dean visitors. The town also has a variety of local shops that offer everything you need for your stay.

Lydney boasts a lovely park and historic monuments, so you could easily spend a day here before venturing outside the area. Finally, it's also the perfect base for those who prefer to leave the car at home, as the town is connected to the national rail network via Lydney Station, with trains to Newport and Gloucester.

The Spar store is located in a busy thriving part of the town, located opposite the Bream cricket club and the local primary school.



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### Internal Details

The store is in great condition and offers the customer a good experience with well laid out shelving, large fridges and freezers and a wide variety of products stocked.

There is a freestanding sales counter with two points of sale for the shop. There is an alcohol display shelving and tobacco gantry behind the counter and a Post Office counter.

The store also benefits from CCTV and an alarm system. To the rear of the building is a staff toilet and office.

The first floor is where you will find the accommodation and this is comprised of a kitchen, living area, five bedrooms and the family bathroom, ideal as rented accommodation to give an extra income or for an owner operator to live there.

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### Fixtures & Fittings

We are advised that all fixtures and fittings are to be included within the sale. An inventory will be prepared and issued to the buyer.

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### The Opportunity

The business is derived from traditional convenience sales, including; alcohol, fresh, chilled and frozen foods, ambient grocery products, confectionery, snacks, soft drinks, a deli and takeaway espresso coffee.

There is consistent local trade as well as fantastic seasonal tourism trade. There is so much potential that still can be done to the store with an experienced operator.

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### Staff

The store is currently run with one full-time and eight part-time members of staff and is fully managed.

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### Trading Information

We are receipt of accounts for year ending February 2022, which show a turnover of £1,081,029 a gross profit of £184,717

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### Trading Hours

Monday to Saturday 7am to 9pm Sunday 8am to 9pm.



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**BakerLie**  
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**Project**

Floor Plans

Spair Braam  
 High Street  
 Braam  
 Lydney  
 GL15 3LN

Drawing No: 8888-20-JNL-20  
 Drawing Title: Floor Plan  
 Drawing Date: 2023  
 Drawing Size: @A1



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### 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:

**Joe Brayne**  
Business Agent Retail  
M:+44 7548 705 664  
E:joe.brayne@christie.com  
Bristol

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