



Mace

Ref: 5613449

3 Bathurst Street, Douglas, IM2 3HH

Leasehold: £129,950, Annual Rent: 18,000

Unopposed Convenience Store

28% Gross Profit Margin

Weekly shop sales: c £12,000 pw excl services

Heavily relied upon by the local community

Rare opportunity

EPC Exempt



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

Please click for **Virtual Tour**



Location

This Mace branded convenience store is located on Bathurst Street in Douglas, Isle of Man. Douglas is the capital town of the Isle of Man, in the Irish Sea.

The Isle of Man offers a fantastic lifestyle opportunity to anyone moving to the Island.

Internal Details

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

There is racking, gondolas and display gantries offering household products, confectionery, bakery goods, dairy, canned goods, tobacco and alcohol. There is a storage area located to the rear and to the first floor.

The Opportunity

The business currently trades under a symbol brand 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.

Staff

The store is run with two full-time and one part-time members of staff. Further information can be made available upon request, to seriously interested parties.

Tenure

The current lease has 6 years of a 10 year term remaining with a passing rent of £18,000 per annum.

A copy of the lease can be made available to seriously interested parties.





Trading Information

We have been advised that the store turns over circa £12,000 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 Thursday: 7:30am - 9pm
Friday: 7:30am - 10pm
Saturday: 8am - 10pm
Sunday: 9am - 9pm

Fixtures & Fittings

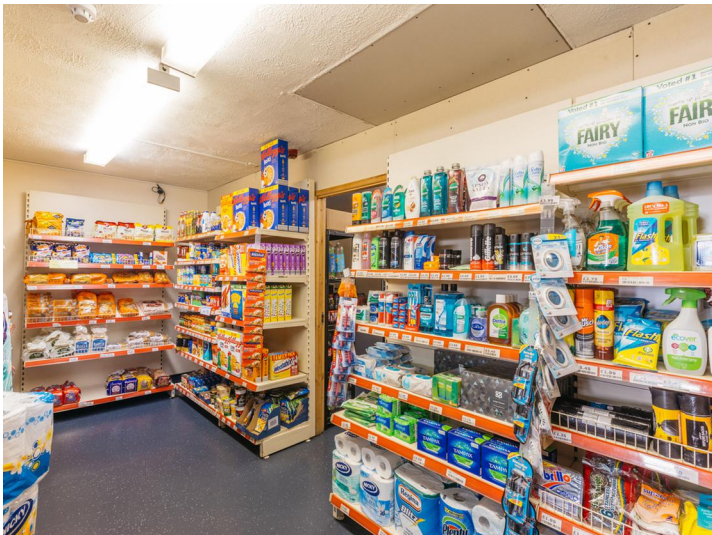
We are advised that all trade fixtures and fittings are owned outright and are included as part of the sale.

Business Rates

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

Regulatory

Premise licence.

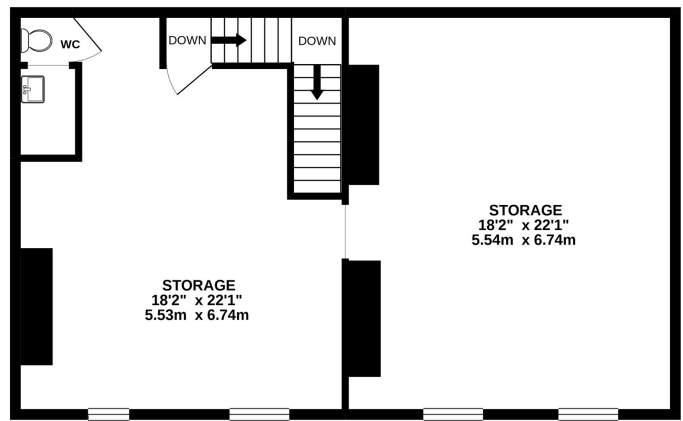
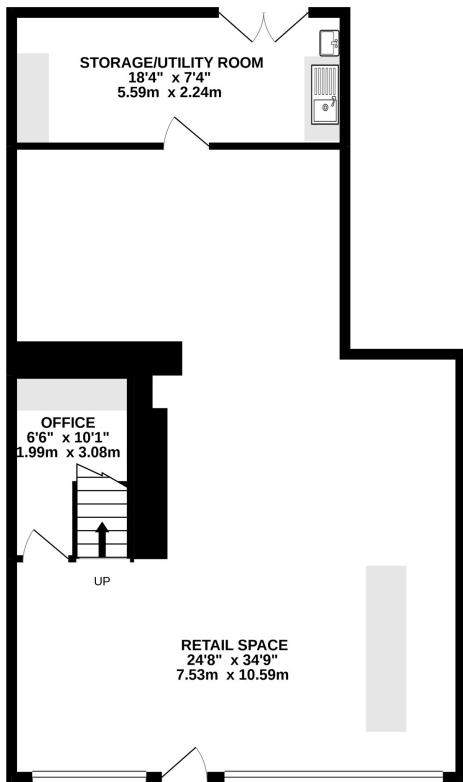




GROUND FLOOR
885 sq.ft. (82.2 sq.m.) approx.



1ST FLOOR
770 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA : 1655 sq.ft. (153.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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:

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Business Agent

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Manchester



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.



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