



Empty Vacant Unit

Ref: 5710826

Unit 5 95-103 Convamore Road, Grimsby, DN32 9ED

Leasehold: £20,000, Annual Rent: £27,000

Rent £27,000 per annum

Service charge (per qrtr): £2,912.70 inc VAT

Insurance: £3,926.51 inc. VAT per annum

Business rates 1 April: £3,500 pa with relief

Retail/alternative use

Car park



The store offers an incoming purchaser the opportunity to acquire a busy convenience store with potential. It would suit an experienced operator who could give a more hands on approach as the store is currently fully managed as part of a regional group. There is also the opportunity to introduce other income streams to the store as the currently vacant retail unit that is included in the lease. This gives the opportunity to perhaps open a dedicated food to go offer but would suit other A1 retail uses. The store is lock up only.



Location

The SPAR in Convamore Road is located in the popular coastal town of Grimsby Lincolnshire between the Cleethorpes housing estate and the town centre. The city of Lincoln is located approximately 35 miles to the southwest of Grimsby. The store benefits from a good residential catchment and is opposite the St Mary's Primary school. It is part of a small commercial development that includes complimentary businesses such as a Chip Shop and hairdressers. It has a good position on the road situated on the corner making it highly visible from both sides of the carriageway.

Description

The store is situated in a large detached single storey purpose built retail unit set back from the main road with access via a side road. There is a large customer car park on two sides of the store building with parking for c.30 cars. This also allows for deliveries to be easily received and taken into the store.



Internal Details

Internally the retail trading area is approximately 2,950 sqft with a total gross internal floor area of 6,689.9 sqft. The store is accessed to the front via an automated sliding door with the additional, currently vacant retail unit to the left. This has a shutter to the front entrance porch and a rear door that leads through to a store room. The trading area has a sales counter to the right side with two points of sale also incorporating the National Lottery terminal. Behind the sales counter is a cigarette gantry with shelving used to display medicines and spirits. There are four large gondolas dividing the trading area that are used to display a range of confectionery, food and household items with an area dedicated to displaying alcohol. There are numerous chiller and upright units freezer units throughout the trading area. Positioned next to the sales counter is a Smokin Bean coffee machine, Tango Blast dispenser, Freal machine, Rollover hotdog machine and Country Choice oven. There is also a self fill free to use cash machine operated by Your Cash situated just inside the front door. Further benefits include CCTV, air conditioning inset LED lighting and vinyl floor. To the rear of the trading area is a door leading to two store rooms and the staff facilities that include two WC's a small office and two kitchens.

Staff

There are currently 9 members of staff, all part time. The current owner will be moving the store manager out of the business so this would reduce the current wage bill. A full staff schedule can be provided on request.



Trading Information

We are in receipt of the management accounts for the most recent full trading year and these can be provided on request. We are unable to provide VAT returns as the store is operated as part of a group.

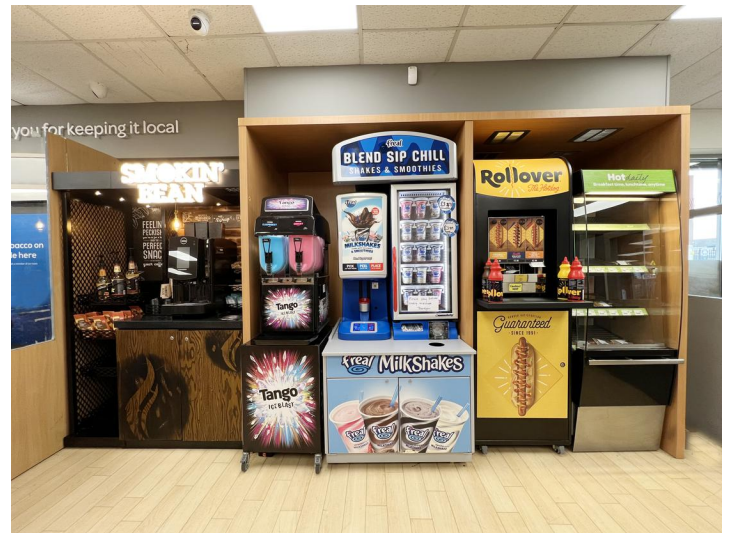
Trading Hours

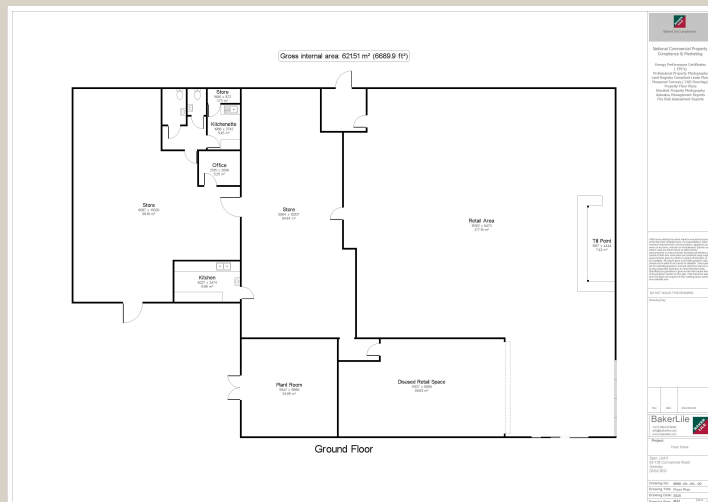
Current opening hours are:

7:30am - 9pm Monday to Saturday
8am - 9pm Sunday

Tenure

The store is currently held on a 10 year lease that was granted in 2020 with a passing annual rent of £27,000 and a break clause after 5 years. A copy of the full lease can be made available on request.





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 (Retail)

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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.



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