



# Premier Express & Post Office Totnes Stores

Ref: 3217125

39 Fore Street, Totnes, TQ9 5HN

Leasehold: £100,000, Annual Rent: £17,500

Busy high street position

Located in idyllic tourist location

Lock-up store

Weekly sale circa £4,900

£75,500 Post Office commission

Scope to increase trading hours. EPC Rating - C



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## Location

Totnes is an historical town in South Devon dating back to 907 AD. The River Dart runs through the town along with its famous Norman motte and bailey castle perched overlooking the town centre. Totnes has an excellent range of small independent retailers and unique shops, with a focus on fair trade goods, handmade crafts and ethical products alongside quality clothes, seasonal food, beautiful gifts and so much more.

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## Description

Situated in the centre of the High Street in the historic Devon town of Totnes. The spacious store is set with an period building, with a large main window and door to the side.

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## External Details

A prominent position on the high street, with large display window and door to the left.



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## Business Rates

Current business rates show as £21,750. However, this is not necessarily what will be paid.

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## Fixtures & Fittings

We are advised that all fixtures and fittings are included in the sale.

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## The Opportunity

This is a fantastic opportunity for someone to take over a town centre store in a beautiful part of the country, with scope to increase trade through longer opening hours. The business benefits from local trade and seasonal uplift. The business is derived from traditional convenience sales including tobacco, vapes, alcohol, fresh and frozen foods ambient grocery products, confectionery, soft drinks and post office services. The current owners are now looking to relocate, having run the store for the last 12 years.

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## Tenancy

Leasehold. 15 years from May 2015.



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## Internal Details

The ground floor boasts a spacious retail area with two post office fortress counters to the rear. There are central gondolas for general produce, fresh fruit and veg, frozen food section, range beverage fridges, food to go and off licence. There are two point of sales to the front plus lottery and pay station.

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## Other Floors

The first floor comprises of storage rooms, office and staff facilities.

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## Staff

The store currently has a full time manager and four part time staff.

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## Trading Hours

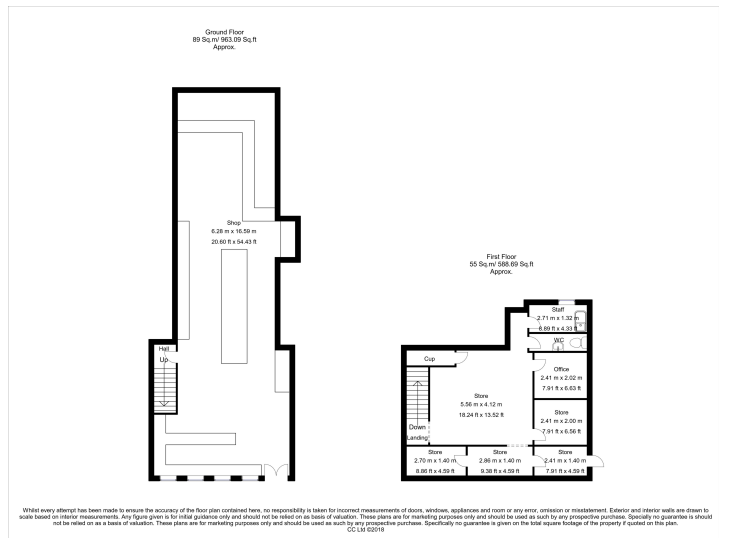
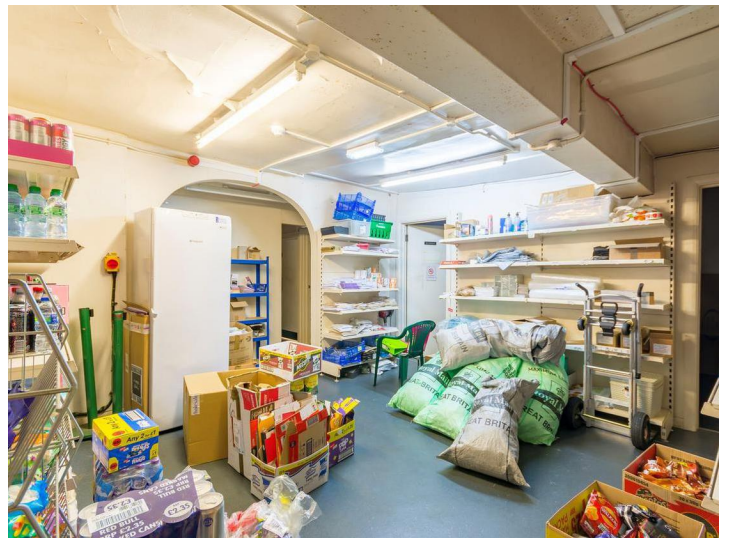
Current opening hours are 8.30am - 5.30pm Monday to Friday and 8.30am - 12.30pm on Saturdays. Closed Sundays.

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## Trading Information

Accounts to April 2022. £75,553 Post Office income plus circa £4900 per week shop sales.





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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:

### Matthew McFarlane

Business Agent

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Bristol



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