



Card & Candy Corner

Ref: 6411064

81 Westborough, Scarborough, YO11 1JW

Leasehold: £95,000, Annual Rent: £12,000

Average Weekly Turnover c.£11,500

Turnover of £598,000 for Y/E 31.03.2022

Average Gross Profit £108,000 for 2021/2022

Town centre site in coastal Holiday Resort

Same family ownership for over 19 years

Annual Rent £12,000. Energy Rating E



Well established ground floor retail store with good footfall from the town centre and nearby train station. The business is run by the family, with the assistance of part-time staff, who are now seeking to retire.



Location

The business is located in the centre of Scarborough, 200 yards from the train station allowing you to be in York within an hour. The beach is also only a 15 minute walk.

Surrounded by high street and independent shops, taxi rank, bus stops and the Stephen Joseph Theatre generating a high number of passing trade.

Internal Details

Large newspaper and magazine display to one wall, National Lottery stand, one central gondola aisle, shelving for confectionery and a small selection of convenience products, an upright dairy chiller and upright chiller for alcohol. Sales counter with two-lane EPOS cash registers with wall-mounted shelving behind for the display of spirits and cigarettes as well as a tobacco gantry. To the rear is an office, staff toilet and small kitchenette. There is a suspended ceiling and CCTV system.

Ancillary Areas

Small stock area and a passageway leading to storage space.

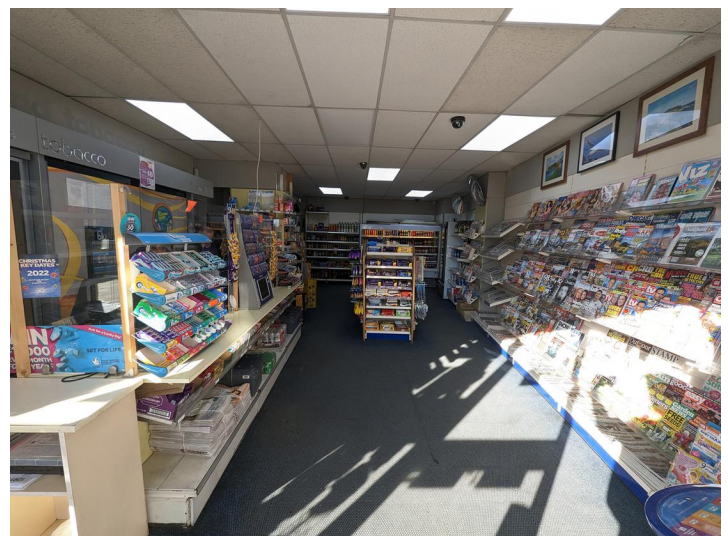
The Opportunity

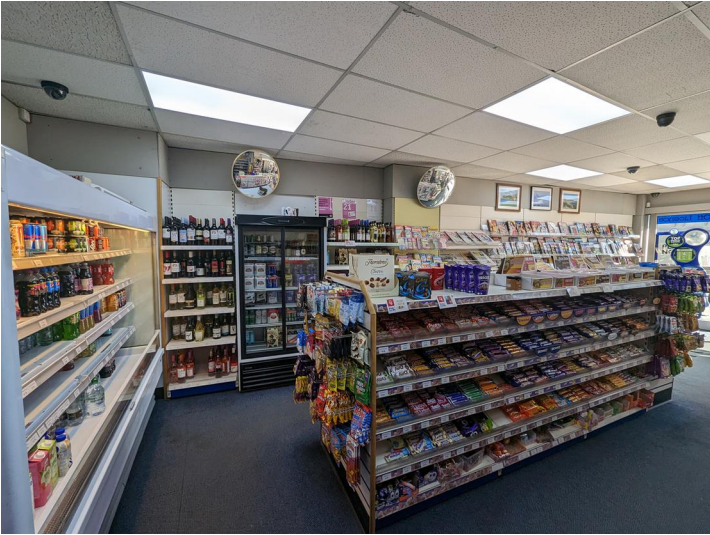
Our clients purchased the business through Christie & Co 17 years ago and are now looking to sell in order to retire. This is a successful and busy confectionery, tobacconist and newsagents. The store benefits from an office, National Lottery and PayPoint.

The business would suit another family operator or a company looking to increase its store numbers.

Staff

The store is run by the family, with the assistance of two part-time members of staff.





Trading Information

Sales year ending 31.03.2022 - £598,132 excluding VAT, average weekly turnover of c.£11,500. Actual gross profit of £108,227 with an adjusted net profit of c.£32,000

Trading Hours

Monday to Friday
6.30am – 6.00pm

Saturday
7.00am – 6.00pm

Sunday
8:30am – 4.00pm

Tenure

The store is currently held on a seven year lease which commenced from March 2017, at annual rent of £12,000.

Business Rates

The Rateable Value as of 1 April 2023 is £6,600. Confirmation of actual rates payable can be obtained from the local Authority.

Fixtures & Fittings

All fixtures and fittings are included in the sale apart from any items personal to our clients.



Regulatory

Premises licence.

The appointment of the National Lottery is at the sole discretion of Camelot Plc.



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:

Robert O'Brien

Business Agent - Retail

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Newcastle



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