



Dhillons

Ref: 5417005

894 Spring Bank West, Hull, HU5 5BL

Leasehold: £95,000, Annual Rent: £9,000

Advised weekly sales c£7,500

Free parking outside the store

Excellent footfall location, school nearby

Limited competition

Huge scope to increase sales

Independent store. Energy Rating C



The business has been owned for 15 years by the vendor and is run by family with no staff. Very well established, it benefits from high footfall due to the main road, schools, bus stops, passing trade and residential houses. There is free parking right outside with further parking at the rear. The site is on a parade of other complimentary businesses including a Gas Services and takeaway.



Location

The Avenues is an area of Victorian housing located in the north-west of Kingston upon Hull. It is formed by four main tree-lined straight avenues running west off the north-north-east/south-south-west running Princes Avenue. Willerby Road leads into the area with easy access to the motorway and the centre of Hull.

Internal Details

A rectangular shaped retail area with a service till on the left overlooking the store. There are three traditional gondola aisles in the middle with perimeter shelving. Notable items of inventory include 1 open chillers, and a fully integrated remote CCTV system. There is a double door standing freezer and a Walls ice cream unit. There is a large stock room, kitchenette and a WC.

Fixtures & Fittings

All fixtures and fittings are to be included within the sale however, any items that are owned by a third party or personal to our clients will be exempt.

The Opportunity

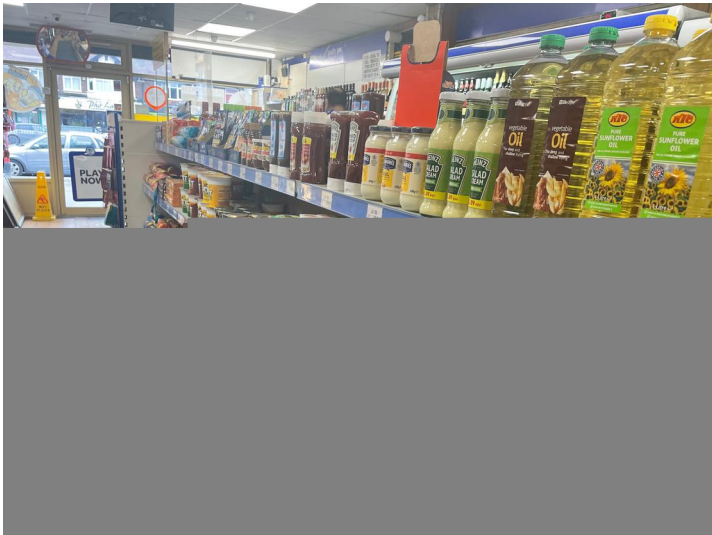
A long-established business offering a great opportunity for a first-time buyer or an experienced operator to take this business further. The scope is huge, with opening longer hours, capitalising on the school trade and introducing a Post Office (Subject to application), slush machines, hot food to go and a full symbol offering. The store also has an Amazon locker at the rear and other services could be added including various parcel services.

Trading Information

We are advised by our client that current weekly sales are in the region of £7,500 including VAT, and excluding services. Weekly services currently are approx. £500 Lotto and Paypoint £5,000.

Trading accounts are available upon request.





Staff

The store is solely run by the owner.

Tenure

Lock-up only. The vendor will grant a new 15 year lease with a passing rent of £9,000 per annum.

Business Rates

We are informed by our client that they are currently paying zero business rates.

Regulatory

Transfer of a Post Office appointment is at the sole discretion of the Post Office Network.

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

Premises licence.

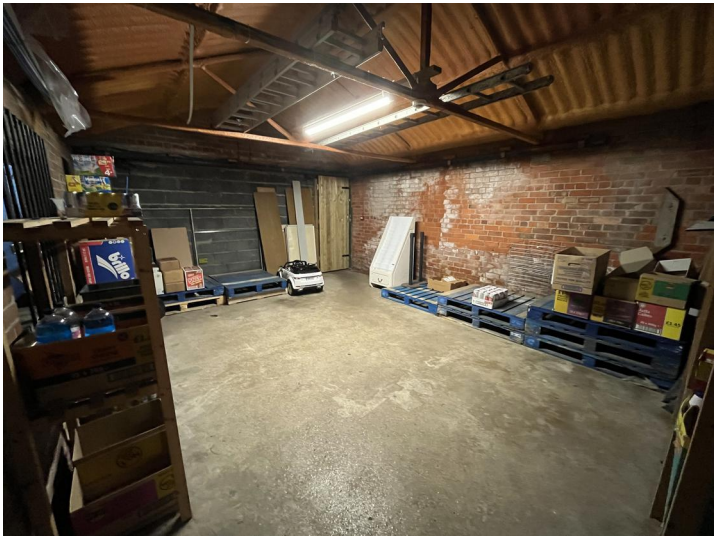
Trading Hours

Monday to Thursday: 7.30am to 7pm

Friday & Saturday: 7.30am to 7.30pm

Sunday: 8.30am to 4pm





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:

Steve Riley

Business Agent - Retail

M:+44 7764 241 314

E:steve.riley@christie.com

Nottingham



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