



## Portswood Hardware

Ref: 3818281

197 Portswood Road, Southampton, SO17 2NF

Leasehold: £90,000, Annual Rent: £27,500

Busy high street location

YE 30/4/21 Net profit £54,936

Excellent gross profit margin

Established business with loyal customers

No Staff to transfer

EPC instructed



Portswood Hardware is a traditional family owned hardware shop which has been run in the same location for over 40 years. The business maintains steady trade from a loyal customer following. The opening hours are short and could easily be extended along with increasing the product lines stocked. There is 5 years remaining of the renewable 10 year lease.



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### Location

Portswood is a popular area close to the centre of Southampton. It is a largely residential area adjacent to the main campus of the University of Southampton, and as such more than a quarter of residents are students. The shop is located on Portswood road, a busy and thriving high street.

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### Trading Hours

Monday to Saturday 8.45am to 4.00pm  
Sunday closed

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### Trading Information

Accounts Year End 30th April 2021  
Total Sales £247,696  
Gross Profit £118,317  
Net Profit £54,936

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### Tenure

Leasehold - There are 5 years remaining of the 10 year renewable lease.



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### Staff

No staff to transfer

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### Ground Floor

The shop is on the ground floor with the till on the right as you enter. There is outside covered storage at the rear of the shop.

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### Other Floors

The shop benefits from storage on the first and second floors. Please refer to the floorplan provided.



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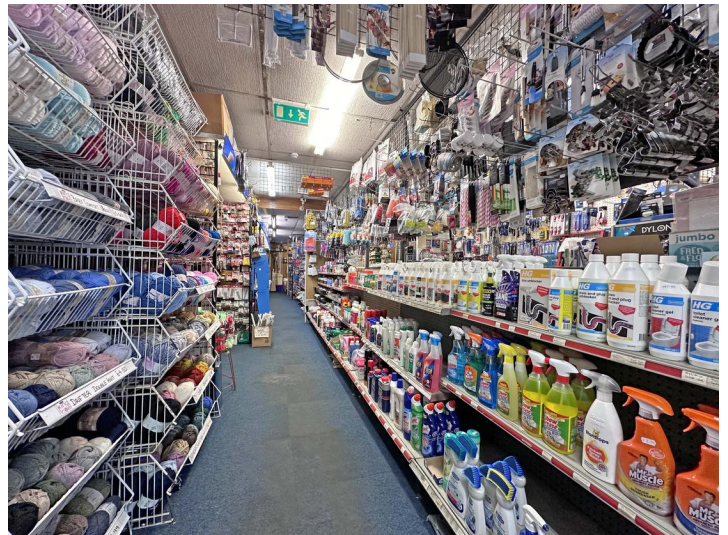
### Business Rates

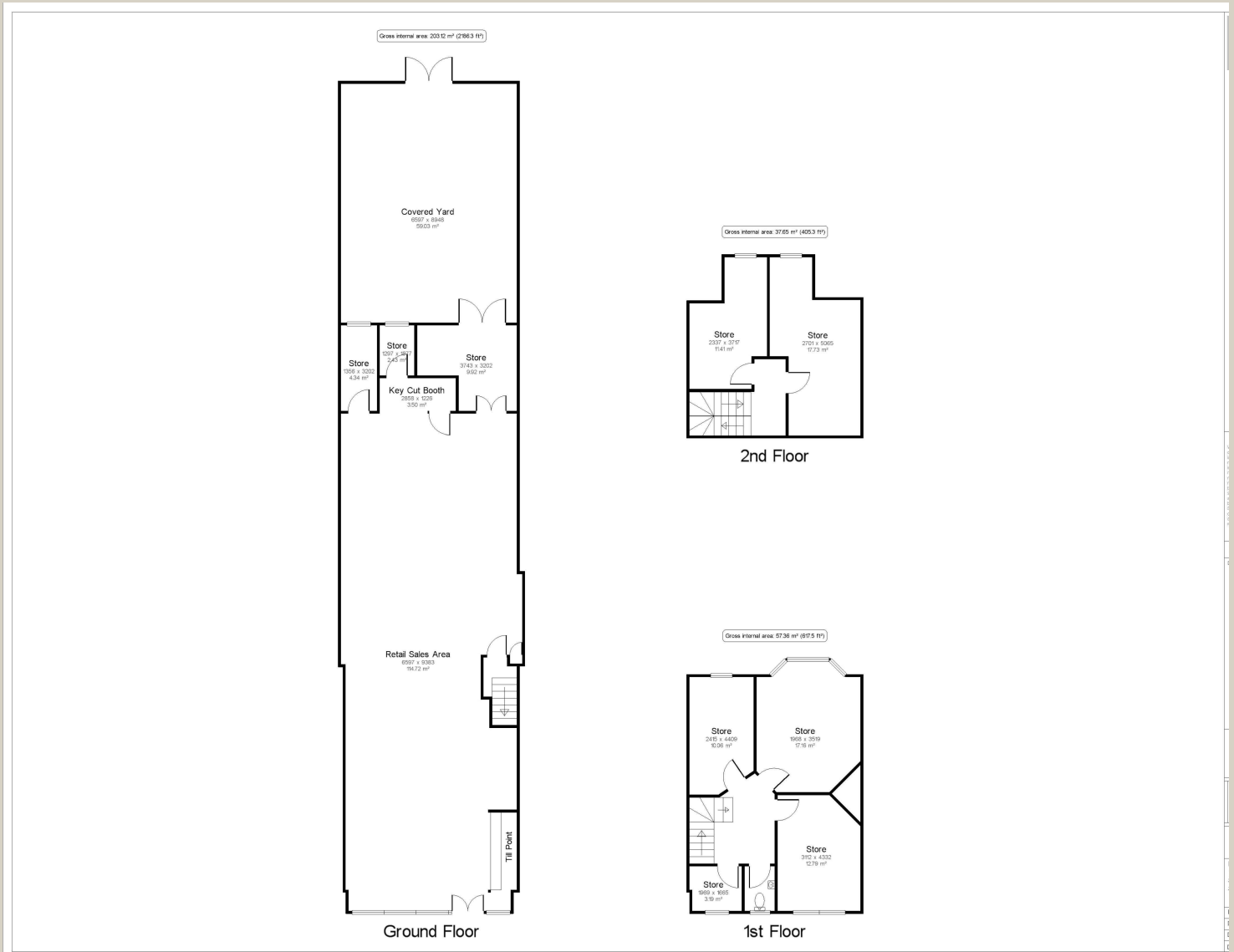
The rateable value used to calculate business rates is £22,250 as of 1st April 2023. The owner is currently paying £2775.69 per year.

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### Fixtures & Fittings

The majority of the fixtures and fittings are owned outright and are included in the sale.





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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:

### James Matson

Senior Business Agent - Retail  
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 E:james.matson@christie.com  
 Reading



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