



Nisa

Ref: 5417017

Barnsley Road, Darfield, Barnsley, S73 9DJ

Leasehold: £180,000, Annual Rent: c. £65,000

Currently weekly sales c. £21,000

Scope to increase turnover, rare opportunity

Nisa branded well fitted store

Limited competition locally

Car park for 30 vehicles

Busy main road location. Energy Rating TBC



Branded with Nisa facia, the store is newly refurbished with brand new fridges, fixtures and fittings. Situated on the main road with plenty of footfall from the surrounding housing areas, bus stops and schools. Everything is ready for a new owner to take over without any need to spend money to modernise the store. Free parking and residential housing make this an excellent location.



Location

Darfield is an area within Barnsley, South Yorkshire. It is located 20 miles from Sheffield City Centre, 20 miles to Meadowhall Shopping Centre and the M1 motorway is one mile away. The store is on the main road in a residential area, with free parking for 30 cars and is a former supermarket site.

Internal Details

A rectangle shaped retail area with three service tills overlooking the store on the left at the entrance. There are two long modern gondola aisles with perimeter shelving. There are perimeter chillers and freezers. Other notable items of inventory include an ice cream unit, CCTV fully integrated for remote viewing and promotion bay. A stock room is at the rear with a basic kitchenette and WC, office, bakery room with ovens, freezer room, a chilled room, a high value safe room and a loading bay direct into the stock room. There is also a costa coffee machine and newspaper bay.

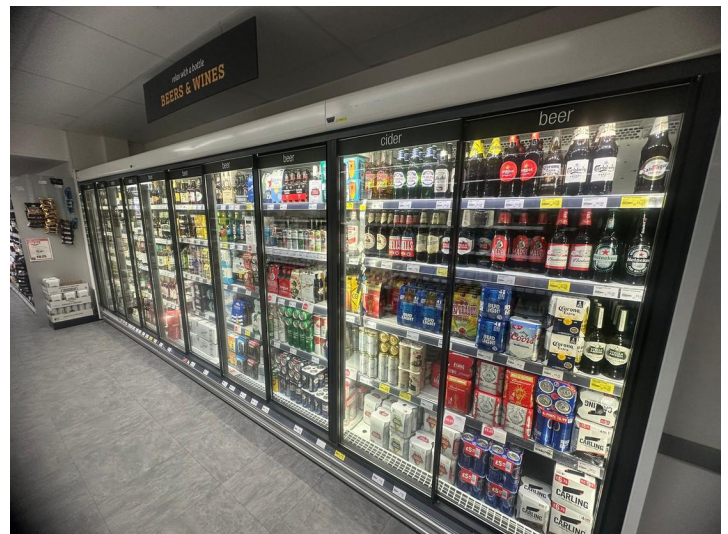
The Opportunity

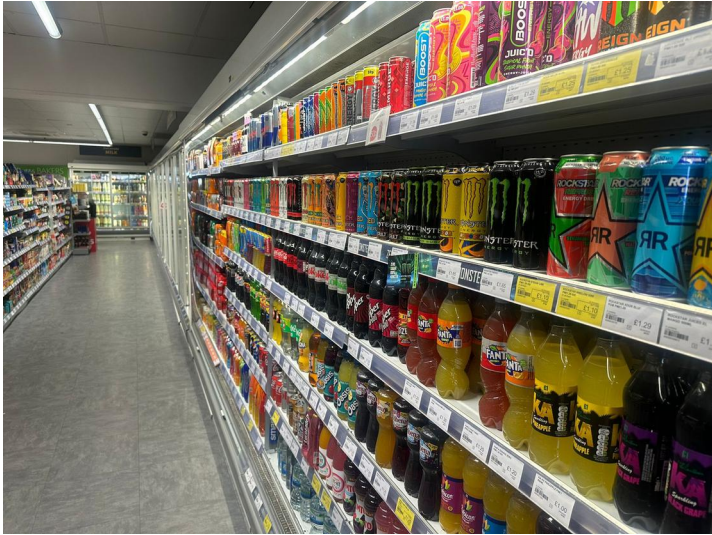
Currently trading as a Nisa, a modern leasehold property with a consistent turnover and excellent profitability. The store is of a hi spec inside and there is ample space to even extend to increase offerings. A Post Office (subject to application) would be a great addition to the services and provide more footfall. Being on the main road with parking make this a great opportunity for a first-time buyer or a current operator to acquire a fantastic and healthy business.

Staff

The store is currently run by the family members and three part time staff.

TUPE - the proposed purchaser will be required to offer continuity of employment in accordance with the Transfer of Undertakings (Protection of Employment) Regulations.





Trading Information

We are advised by our client that the current weekly turnover is £21,000 excluding services.

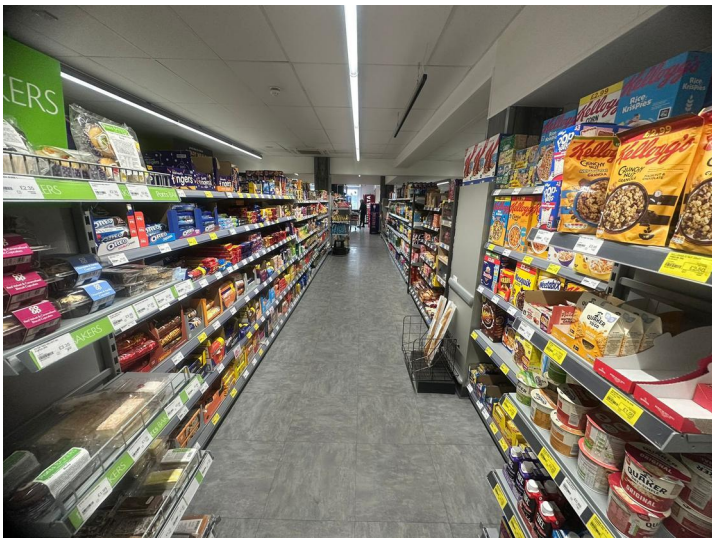
Full EPOS date and accounts are available upon request.

Trading Hours

Monday to Sunday: 7am - 9pm

Owner's Accommodation

This is a lock-up unit only.



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.

Tenure

Leasehold.

The current rent is c. £65,000 per annum with 10 years remaining on the lease, until June 2033.

Business Rates

The Rateable Value is £52,500 with effect from April 2023. We are advised by our client that he pays £6,720 per annum. .

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:

Anthony Meadowcroft

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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