



KP News & Off Licence

Ref: 5710871

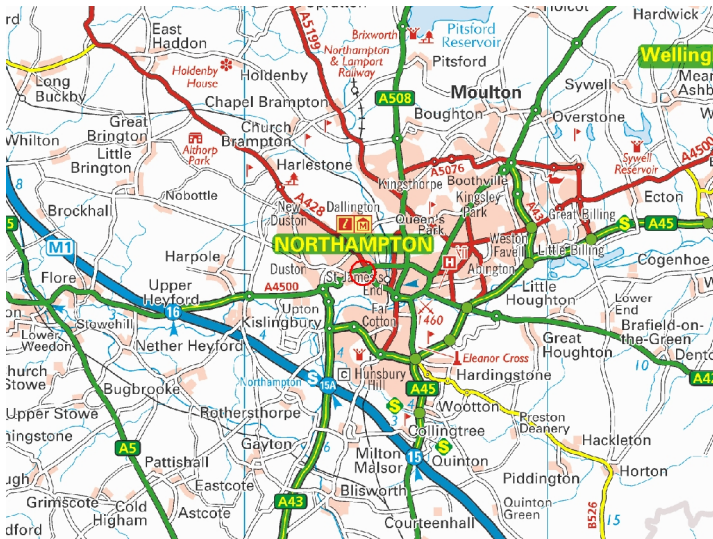
93 Weedon Road, Northampton, NN5 5BG

Leasehold: £120,000, Annual Rent: £17,000

- Great location with good transient trade
- Located in a densely populated residential
- Good sized plot with excellent frontage
- Advised weekly turnover c. £10,000
- Great opportunity to increase turnover
- Opposite the Northampton Saints Rugby ground. EPC Rating C



KP News & Off Licence in Northampton offers an excellent opportunity to an experienced operator to acquire a business with a great local reputation. The store will suit a multiple operator who would look to install fresh ideas into the business with the aim to increase turnover.



Location

KP News & Off Licence is well located on the busy road of Weedon. The road sits West of Northampton centre and is densely populated. The business is approximately 2 miles from Northampton. As a result, the area has a good level of public transport and a great road network with easy access to the M1. The closest rail service is Northampton and it provides good links to the major cities across the UK. Northampton offers a wide variety of amenities from shops, restaurants, cafés, a GP surgery, primary schools and secondary schools.

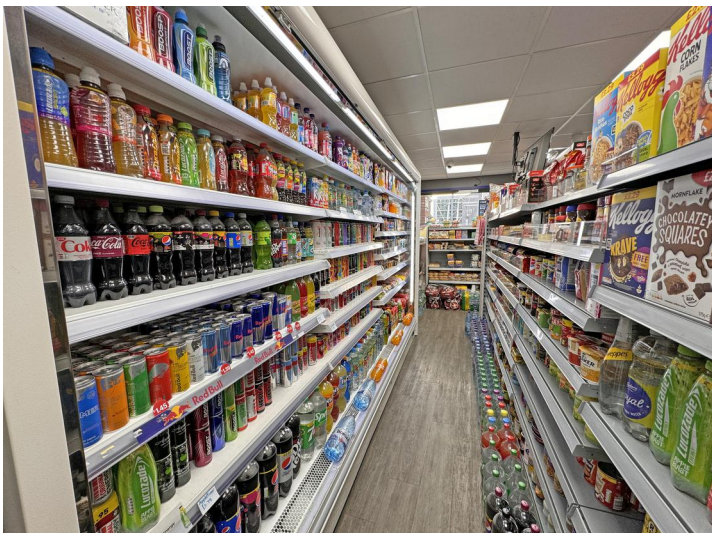
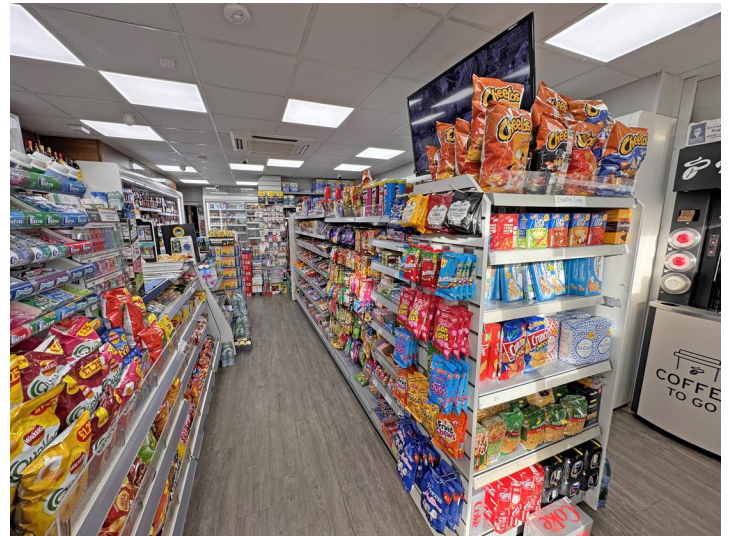
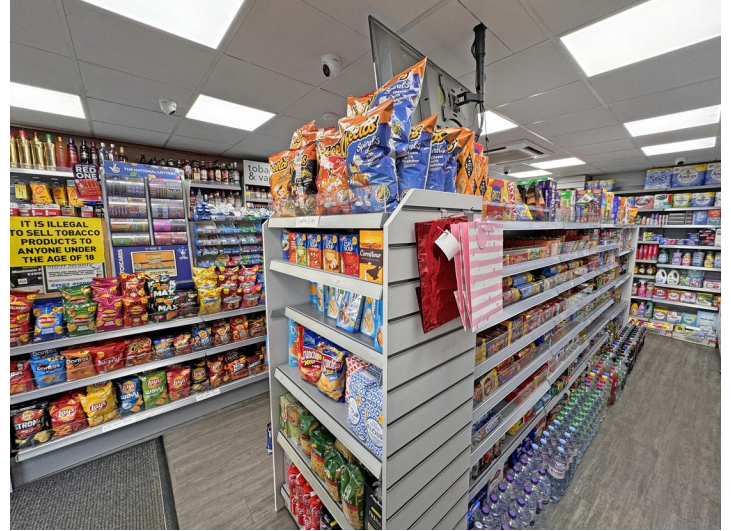
Internal Details

Internally the retail trading area extends to approximately 591 sq.ft. The trading area has one central gondola unit with dedicated chillers and freezers around the perimeter of the shops trading area. The payment kiosk is located to the left-hand side of the entrance which showcase a range of alcoholic spirits and cigarettes. To the rear of the trading area is a storage area and a toilet.



Trading Information

We have been advised by the vendor that the store is doing £10,000 pw. We are in receipt of accounts year ending March 2023.



Tenure

The current owner is willing to offer a new 15-year lease with a passing annual rent of £17,000. This would be a fully insuring and repairing lease.

Trading Hours

The store currently opens 4:30am – 6:30pm Monday to Saturday and 7am – 1pm Sunday.

Staff

A staff schedule can be provided upon request.

Fixtures & Fittings

All fixtures and fittings will be listed before an exchange of contract in a detailed inventory.

External Details

There is ample on road parking to the side of the business.





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

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:

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