



## Nina's Newsagents

Ref: 1418271

6 The Parade, Lawson Avenue, Peterborough, PE2 8PW

Leasehold: £50,000, Annual Rent: £8,400

T/O for Y/E 31/03/2023: £181,242

Off Licence recently granted

Good potential to increase existing trade

Situated in the heart of the local community

Established and loyal customer base

Finance available, subject to status, via Christie Finance. Energy Rating D





A rare opportunity to acquire a privately owned and operated newsagents with potential to increase trade by extending the opening hours.

This ideal first time buyer opportunity offers an established and loyal customer base, with further residential development taking place in the immediate area. The store also offers ample, free customer parking at the front of the store.

Additional services include lottery and scratch cards and more recently, PayPoint, Yodel and Amazon parcel collection services, bill payments and mobile top-ups.

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### Location

Located within a purpose built parade of shops, Nina's Newsagent is situated on Lawson Avenue itself, which is on the main route through the estate. Based within the heart of this community and surrounded by residential housing with the local primary school nearby.

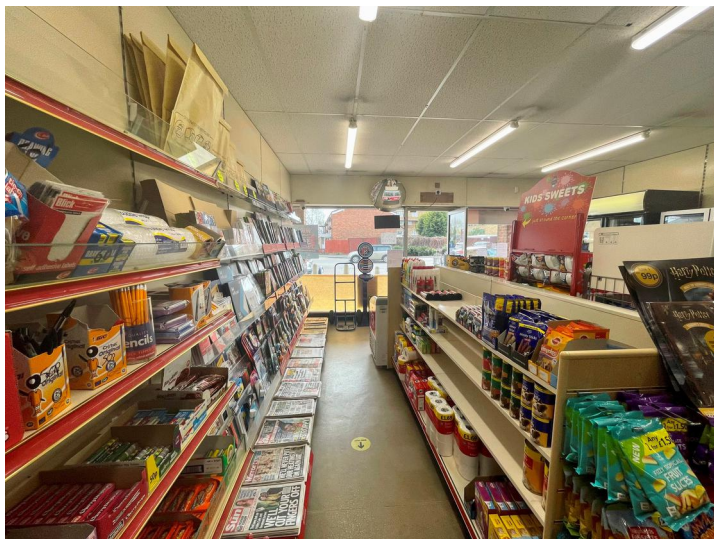
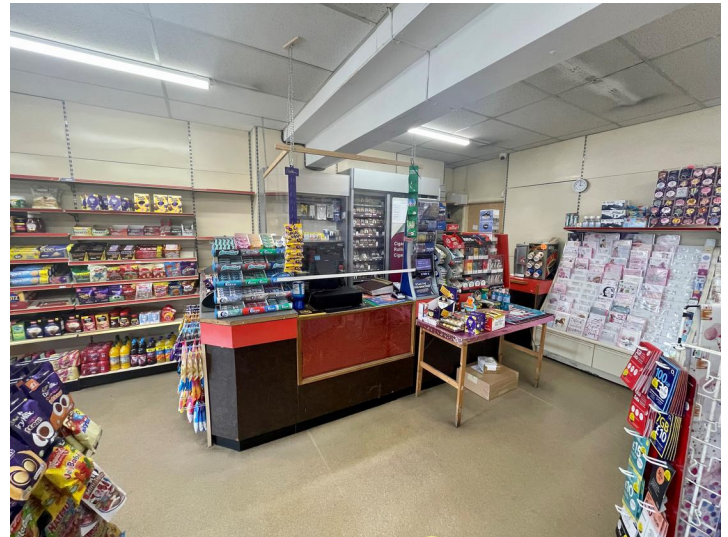
The store is within commutable access via the A1139, providing access into Peterborough City centre and also dual carriage way access heading north up the A1.

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### Internal Details

The business has a mainly open plan sales area of approximately 50sqm (538sqft) and is fitted and equipped for the sale of convenience goods, alcohol, tobacco and cigarettes, confectionery, cold drinks, stationary, newspapers and magazines.

The free standing till is located at the rear of the store surrounded by well stocked fitted shelving.



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### Fixtures & Fittings

We are advised by our clients that the fixtures and fittings are wholly owned and will be included within the sale.

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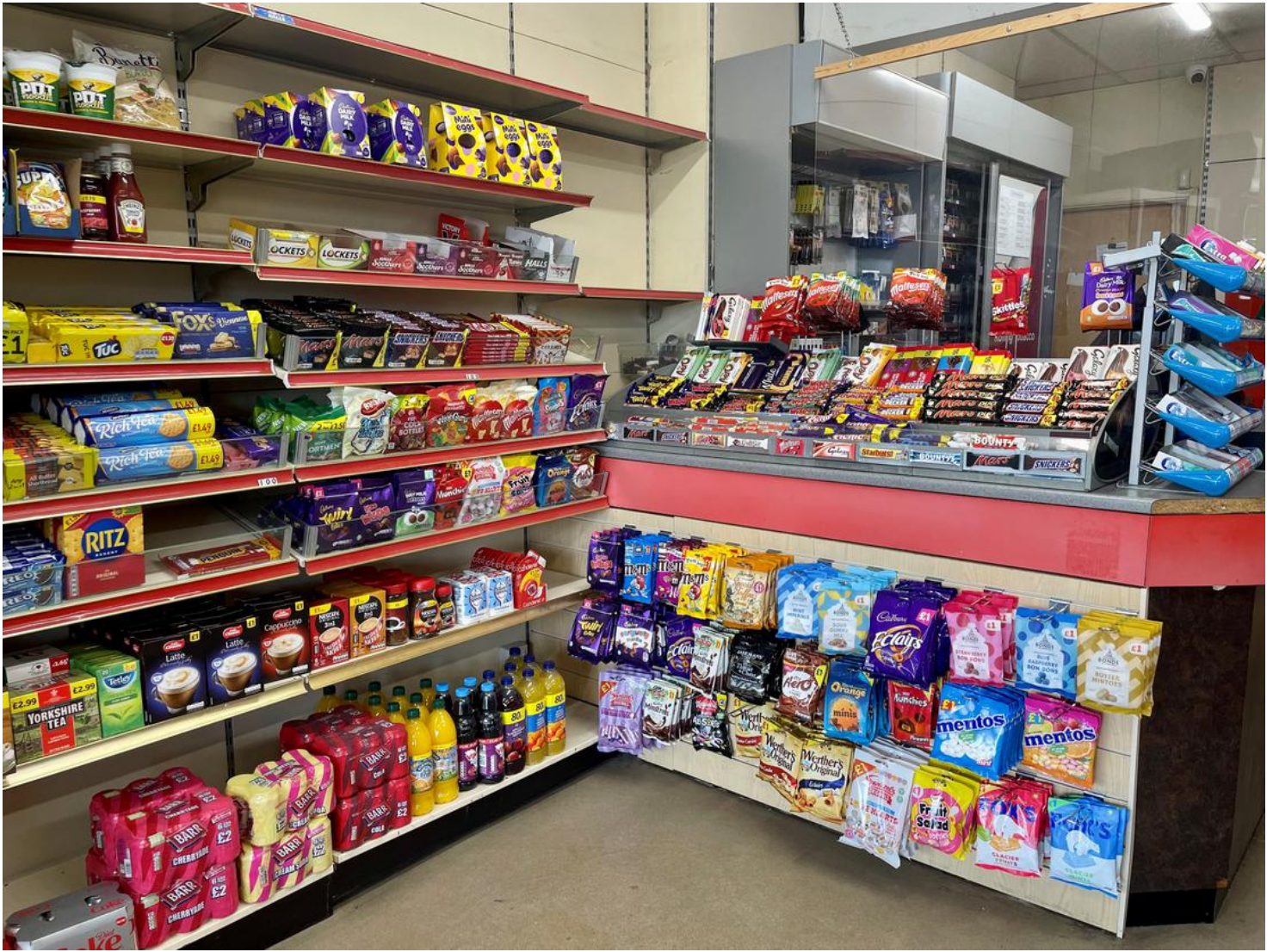
### The Opportunity

The store has traded for 12 years under the current ownership, they acquired the business in 2010 and have enjoyed the success since.

Business is mainly derived from the sale of newspapers and magazines, alongside traditional convenience goods such as confectionery, snacks and soft drinks. However, with an off-licence permit recently granted, there is further potential to increase the areas of sales into alcohol and tobacco.

There is further potential to increase trade via the means of longer opening hours, particularly on weekdays





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### Staff

The business is run with the assistance of full and part time members of staff.

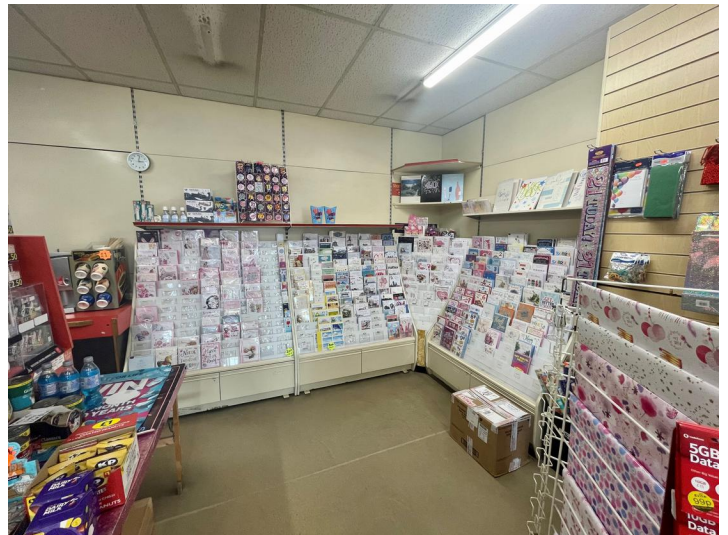
The Transfer of Undertakings Protection of Employment (TUPE) regulations shall apply to all employees, requiring purchasers to offer continuity of employment to all staff.

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### Trading Information

Accounts for the period ended 31/03/2023 show sales of £181,242 and a gross profit of £47,238.

Further and more detailed trading information will be made available to interested parties following a viewing of the business.







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### External Details

There is ample, free customer parking located at the front of the store.

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### Trading Hours

Monday - Saturday: 5:00am - 5:00pm  
Sunday: 5:00am - 12:30pm

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### Business Rates

The VOA web portal states that the current Rateable Value from 1st April 2023 is £7,400.

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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:

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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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