



Farrants

Ref: 3818298

15-19 High Street, Cobham, KT11 3DH

Leasehold: £850,000, Annual Rent: £110,000

Advised weekly sales c. £39,000

Adjusted 2024 net profit of c. £305,000

Prime position on Cobham high street

Fully fitted walk in humidor and cigar lounge

Have been trading in Cobham for 127 years

Opportunity to increase on cigar sales - EPC: B



Farrants is a long established trading business in the heart of Cobham, having traded for 127 years in Cobham and over 100 years in its currently location. Its a large scale newsagent and tobacconists which has a strong cigar trade to the business, which has a large walk in humidor holding an array of unique stock and a further cigar lounge that has separate access via an external door. The store is arranged over 3 floors, with lots of storage, two managers office, a large staff room and the aforementioned cigar lounge and humidor. The current owner is looking to retire and step away from the business.



Location

Cobham is a large village located in the heart of Surrey with great access in and out of London. A very affluent area which boasts some highly sought after private schools and the high street sees an abundance of tourists visiting throughout the year to see the unique quintessential English village.

The Opportunity

The business already produces high levels of turnover that can be added onto with the potential introduction of new ranges of stock with a large back room not currently being utilised. The cigar arm to the business presents a massive opportunity for buyers to look at introducing a potential members lounge if they were inclined that would see clients pay a monthly fee for exclusive access to the lounge and unique cigars. Furthermore, the trading hours could look to be increased with the business currently closing at 6:30pm latest throughout the week.



Fixtures & Fittings

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

Staff

A staff list can be supplied upon request but it is expected they would be transferred under TUPE regulations.

Business Rates

We are advised that the owner paid £34,905 in business rates in 2023.



Internal Details

The shop has a large retail area of over 2,750sqft and a total internal area of c. 5,000sqft split over 3 levels. On the top floor you have two managers offices and also a large stock room. On the ground floor you have a large retail area comprising majority of the floorspace, with a large staff room at the rear and an additional room that was previously used for showing cigars which is currently empty and this leads onto a patio area which can also be access externally. There is also a walk in humidor room for housing cigars for storage and sales with a WC and this leads to the underground cigar lounge which is fully installed with fans to circulate and replenish the air, leather chairs, sofas and tables and built in humidors on the wall for clients to store cigars in.

External Details

There is a good sized patio area at the rear of the building that built in benches and also tables and chairs that were previously used before the cigar lounge was built below. There is also an external working area that is covered and has a work bench and is used for delivery access.



Trading Information

The management accounts for the YE 31/04/2023 show the shop turnover to be £2,010,670

The adjusted net profit has been worked out to be c. £305,000 for the year
Full accounts can be made available upon request

Trading Hours

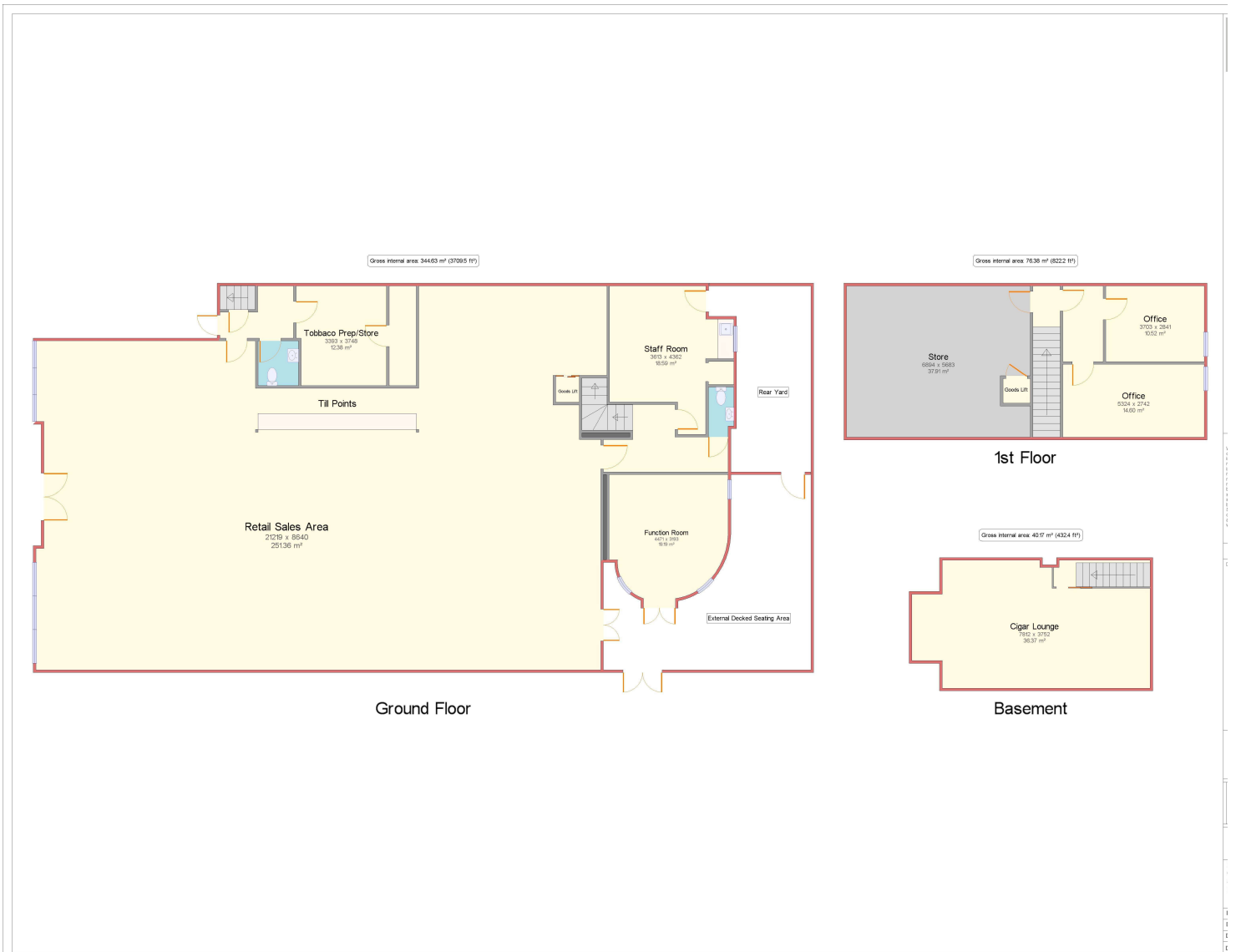
Monday to Friday - 7:00am to 18:30pm

Saturday - 8:00am to 18:00pm

Sunday - 8:00am to 17:00pm

Tenure

The business is being offered on a lease with a passing rent of £110,000 per annum.



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:

Oliver Guppy

Business Agent - Retail & Leisure

M:+44754 6698 678

E:oliver.guppy@christie.com

Winchester



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