



Jeeves Convenience Store

Ref: 3410499

1 Poplar Road, Warmley, BS30 5JX

Leasehold: £850,000, Annual Rent: £45,000

Turnover £2,176,723

Gross Profit £778,000

Weekly Sales £42,000

Rent £45,000 & 3 Bed Accommodation £1,500pcm

ANP - £575,000

Share Sale, EPC Rating C



Description

Jeeves is a Convenience Store and Off Licence located on a busy and thriving residential area which offers a consistent trade.

The property is set back from the pavement and benefits from significant window frontage, which would be ideal for displays and advertising.

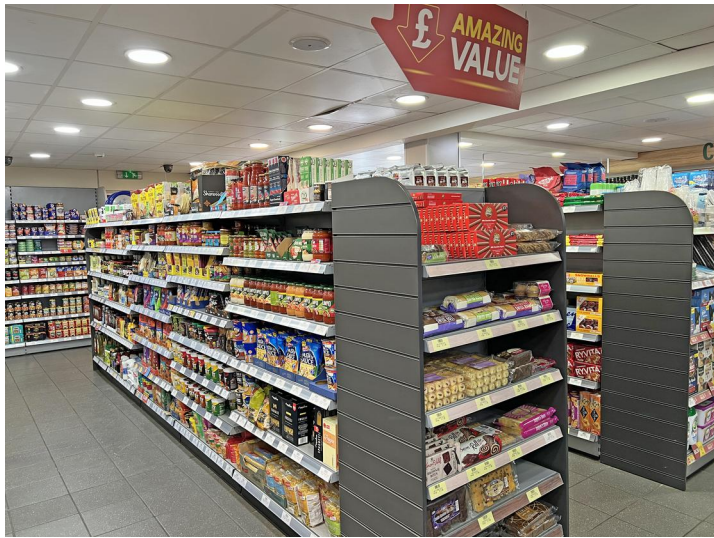
The ground floor of the premises boasts a large retail sales area and is offered in good condition.

The accommodation can be found on the first floor and is comprised of 3 bedrooms, kitchen, bathroom and living room.



Location

Jeeves Convenience Store is located in the village of Warmley, just on the outskirts of Bristol, heading towards Bath. Warmley is a parish with its own church, and features landmarks such as a World War One memorial which is the focus of Remembrance Services. The store is located on the busy Mill Lane near Bath Road. It is a busy residential area with consistent footfall and traffic.



Internal Details

Jeeves has a single front door with a large window frontage, which is ideal for displays or advertising.

The store is well fitted and in good condition throughout, also equipped with adjustable display shelving. The service counter, found to the right as you enter the store, has two till positions offering lottery and tobacco products. Internally you will find chest freezers, display chillers and further freezers. There are a number of other display units, plus a seasonal display area along with confectionery and food-to-go.

A large storage area, and staff w.c. can be found at the rear of the property. Deliveries are made to the side of the store.

Owner's Accommodation

The accommodation can be found on the first floor above the store and is comprised of 3 bedrooms, kitchen, bathroom and living room. The rent is £1,500 pcm.

Staff

The business is currently being run with 13 part-time members of staff.

The Opportunity

A fantastic opportunity to acquire a well run store in a busy residential area.

The business is derived from traditional convenience sales, including; alcohol, fresh, chilled and frozen foods, ambient grocery products, confectionery, snacks, soft drinks, a deli and takeaway coffee.

There is consistent local trade.

Fixtures & Fittings

The fixtures and fittings will be included with the business.

Trading Information

Full management accounts are available on request.



Trading Hours

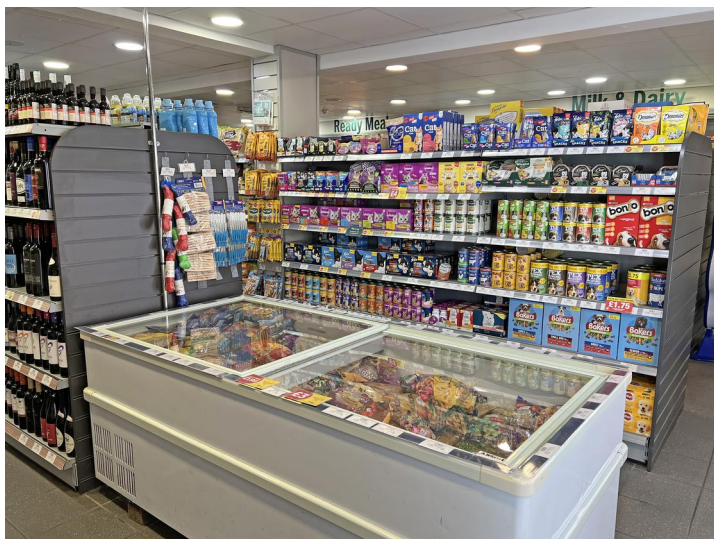
Monday - Saturday 6.30am to 10pm
 Sunday - 7am to 10pm

Tenure

The Business is being sold on a New Lease basis, length of lease terms to be negotiated.



© Copyright 2022 BakerLife. www.bakerlife.com





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:

Joe Brayne

Senior Business Agent Retail

M:+44 7548 705 664

E:joe.brayne@christie.com

Bristol



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

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only. April 2024

christie.com