



Parkway News Convenience Store

Ref: 3818301

225 High Street, Eastleigh, SO50 5LX

Leasehold: £450,000, Annual Rent: £25,000

Advised weekly sales c£25,000 ex Services

Two bedroom flat with parking

New lease available with flexible terms

Superb location with little competition

Business rates exempt

Loan available via Christie Finance, subject to status. EPC rating C



Parkway News was bought by the current owners in 2009. The business currently operates as a licenced convenience store with total weekly sales excluding services of c£25,000. We are advised the business benefits from no business rates and little local competition. There is a 2 bedroom owners flat included which has a separate entrance and parking for two cars.



Location

Eastleigh is a town in Hampshire, between Southampton and Winchester. It is the largest town and the administrative seat of the Borough of Eastleigh, with a population of 24,011 at the 2011 census. The business is located in a popular area of the town just minutes walk from the mainline railway station and principal business areas. Communications are excellent with the M3 and M27 within easy reach.

Trading Information

Accounts can be made available upon request.

We are advised the weekly sales excluding services are c£25,000 and c£31,000 including Paypoint and lottery.



The Opportunity

Parkway News is a high turnover convenience store presented in good condition. We are advised the business is exempt from business rates. The owners have worked hard to build a good reputation locally. There is the opportunity to extend the opening hours further.

Owner's Accommodation

There is a well presented two bedroom flat included which has parking for two cars. The flat has a separate rear access.

Tenure

The business is being offered with a new lease.

Trading Hours

Monday-Saturday: 6am- 9pm
Sunday: 7am- 9pm

Staff

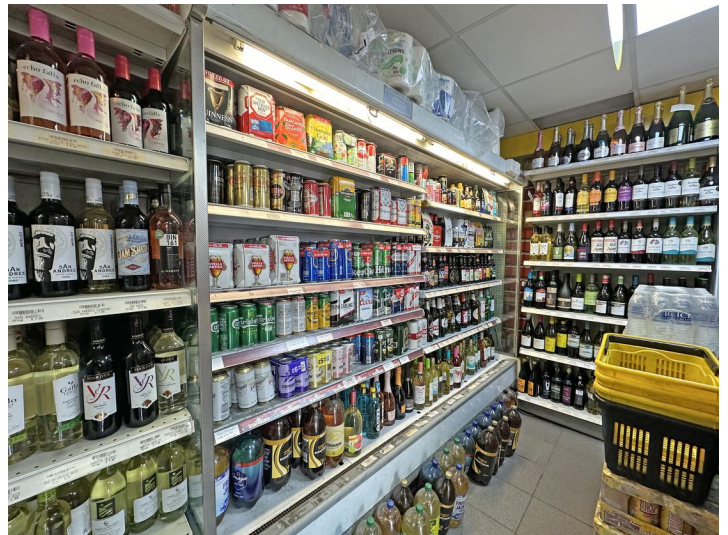
There are two staff members who have been with the business for over three years.

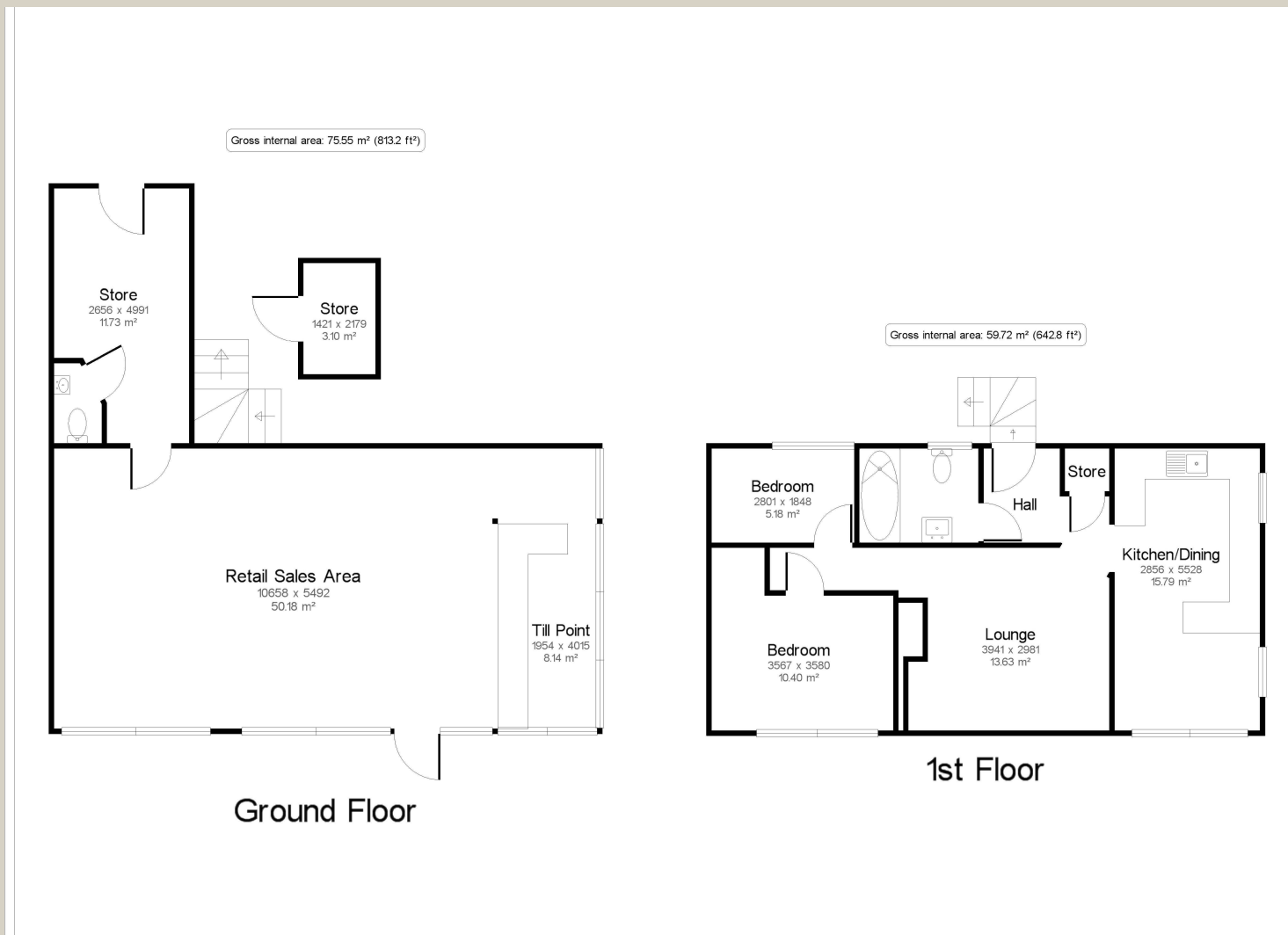
Fixtures & Fittings

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

Business Rates

We are advised the business is exempt from business rates





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:

James Matson

Senior Business Agent - Retail & Leisure

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Reading



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 4044



For full information on Christie Insurance please call 03330 107189

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