



Stretham Store & Post Office

Ref: 1418273

45 High Street, Stretham; Ely, CB6 3JQ

Leasehold: £300,000, Annual Rent: £20,000

Turnover for the Y/E 31/05/2023: £690,543

Latest Post Office renumeration c. £23,000

Benefits from low competition

Free of symbol group ties

Potential to increase trade

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



A rare opportunity to acquire this profitable retail convenience store in Stretham, Ely. The opportunity suits both experienced retailers and first-time buyers alike.

The property is nicely positioned on a main road through the local village and benefits from high visibility and exposure. The location also benefits from low corporate and local competition.

There is further potential to increase trade via the means of longer opening hours or further promotional stock.



Location

Situated in the affluent village of Ely, on the outskirts of Cambridge. This Village store is located on the High Street.

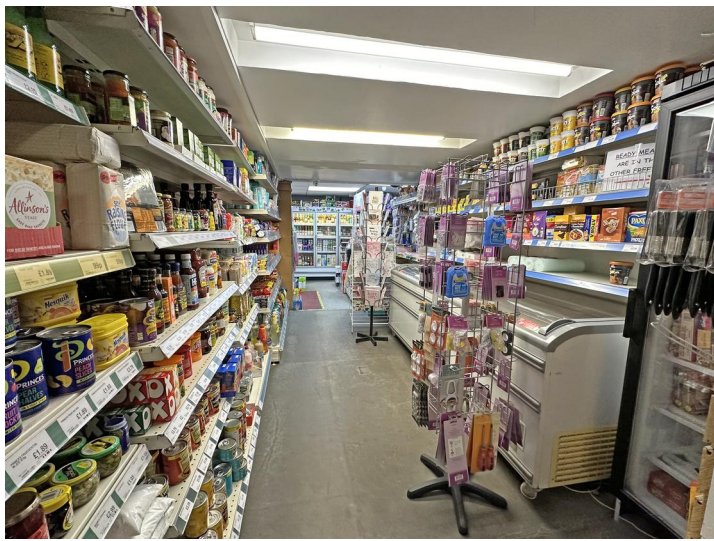
The location is primarily accessed via the A10 which leads North towards Ely centre and South towards Cambridge City Centre.

The Opportunity

This profitable business has been privately owned and operated by our vendors for over 13– years.

The convenience store derives its sales from traditional products such as tobacco, alcohol, news and magazines, fresh, chilled and frozen foods, grocery products, bread and bakery, confectionary, snacks and soft drinks.

Additional services include Post Office and the store is National Lottery agent.



Internal Details

The convenience store has a mainly open plan sales area of approximately 725 sq./ft (67 sq/m) and is fitted and equipped for the sale of convenience goods, chilled and frozen products, a full off licence, confectionary, cigarettes, newspapers, magazines, stationary, local products and pharmacy and medical products.

The business has a Post Office, which has a combination counter, located next to the main sales till.

The main sales till are positioned at the front of the store with additional storage space to the rear. There is also a communal staff area, office space and W/C located to the rear.

Fixtures & Fittings

We are advised by our clients that the fixtures and fittings are wholly owned and will be included within the sale (excluding the Jack's coffee machine).

Trading Information

Accounts for period ending 31/05/2023 show sales of £690,543 and a gross profit of £180,008.

The annual Post Office remuneration during this period was c. £23,000.

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

Staff

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

Tenure

A new 15-year lease has recently been instated, with a passing rent of £20,000 per annum.





External Details

Outside provides on street parking and access for deliveries towards the rear.

Trading Hours

Store opening hours:

Monday-Friday 06:00am – 7pm

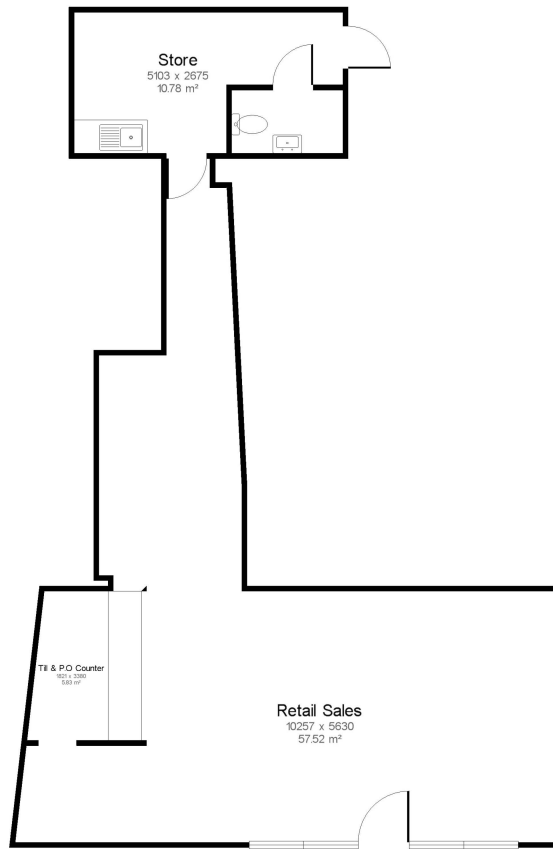
Saturday- 8am- 7pm

Sunday -9am- 3pm

Business Rates

The VOA web portal states that the current Rateable Value from 1st April 2023 is £9,200.

Gross internal area 77.66 m² (836.0 ft²)



Ground Floor

Baker.Lie Compliance

National Commercial Property Compliance & Marketing

Energy Performance Certificates (EPC's)
Professional Property Photography
Land Registry Compliant Lease Plans
Measured Surveys (CAD Drawings)
Property Floor Plans
Elevated Property Photography
Asbestos Management Reports
Fire Risk Assessment Reports
Drone Photography

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DO NOT SCALE THIS DRAWING

Drawing Key

Rev	Date	Amendments

Baker.Lie
Tel: 01454 678005
info@bakerlie.com
www.bakerlie.com

Project

Floor Plans

Post Office
45 High Street
Sturminster Newton,
Dorset, Dorset
DT9 9JQ

Drawing No: 8888-20-JNL-20
Drawing Title: Floor Plan
Drawing Date: 2022
Drawing Size: A1

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:

Lewis Last

Senior Business Agent - Retail

M:+44 7526 175 851

E:lewis.last@christie.com

Ipswich



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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