

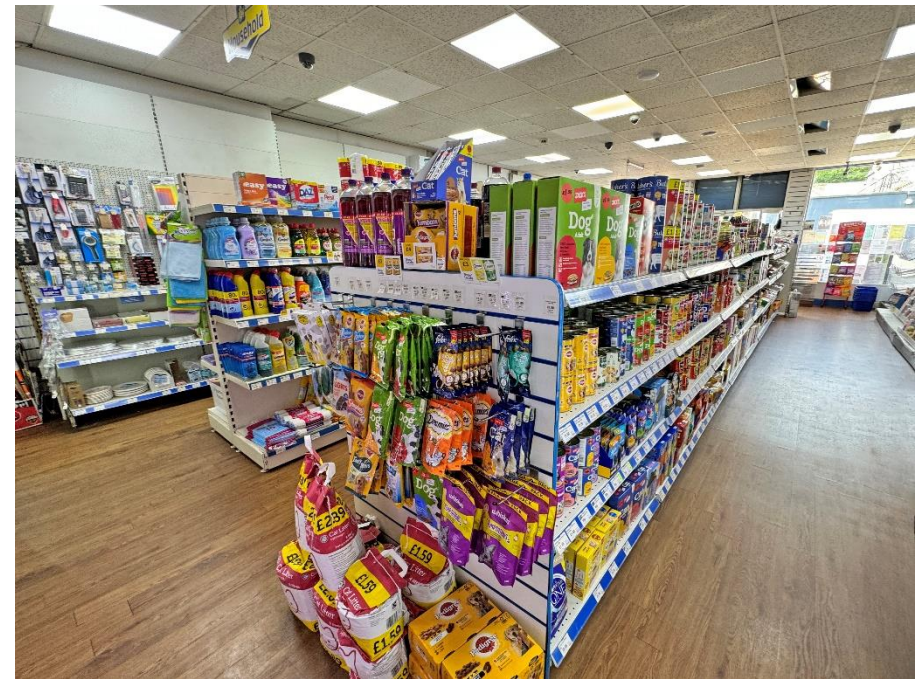
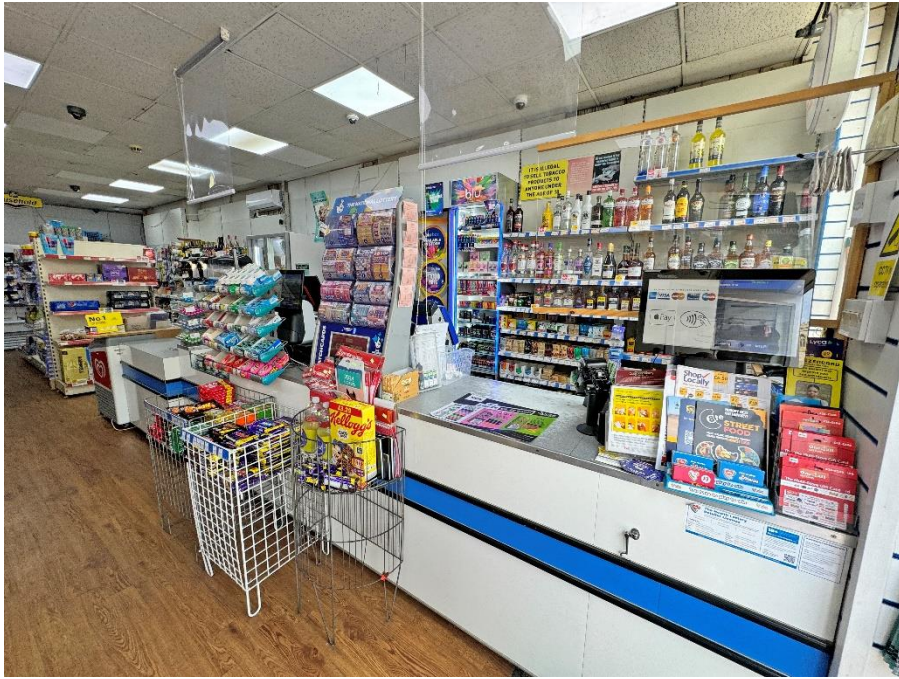
# Swardons Convenience Store

8 Bolton Street, Brixham, Nr Torquay, Devon, TQ5 9DG

Leasehold lock-up shop - £100,000





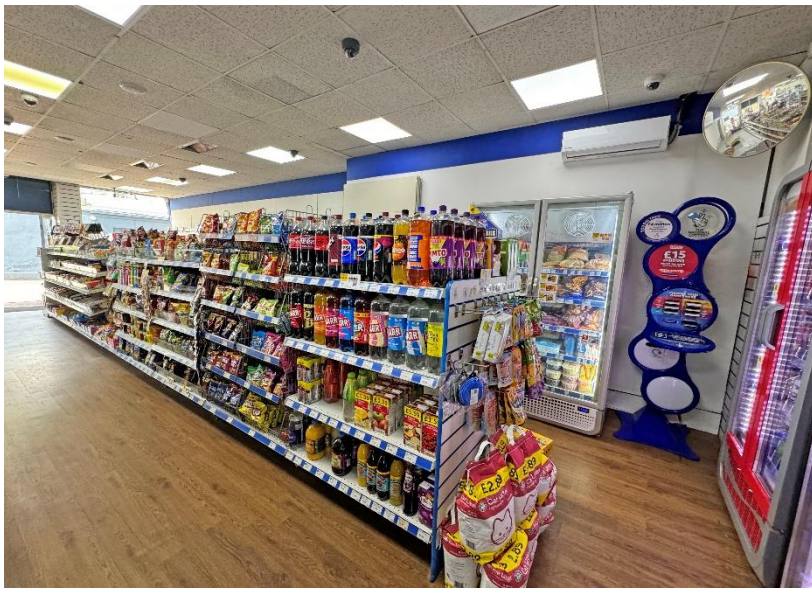


## BUSINESS SUMMARY

- Leasehold Convenience Store
- Sales circa £8,800 per week
- Adjusted net profit of £50,187
- Shop area circa 850sqft

- Busy town centre location
- 0.2 miles to Brixham Harbour
- New lease at £9000 per annum
- Beautiful South Devon town
- Great opportunity for hands on operator - EPC Rating TBC





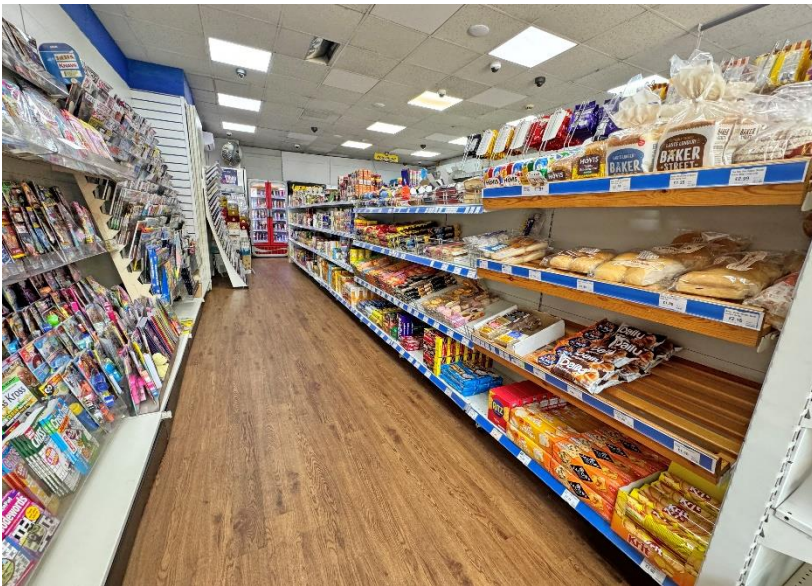
## THE PROPERTY

Swardons Convenience Store is situated in a busy town centre high street location just 0.2 miles from the historic Brixham Harbour and seafront. Serving both the local communities and tourists alike. The store is well presented throughout with a sales area of circa 850sqft + storeroom and office. It is a leasehold lock-up store and offers a great opportunity for a hands-on operator.

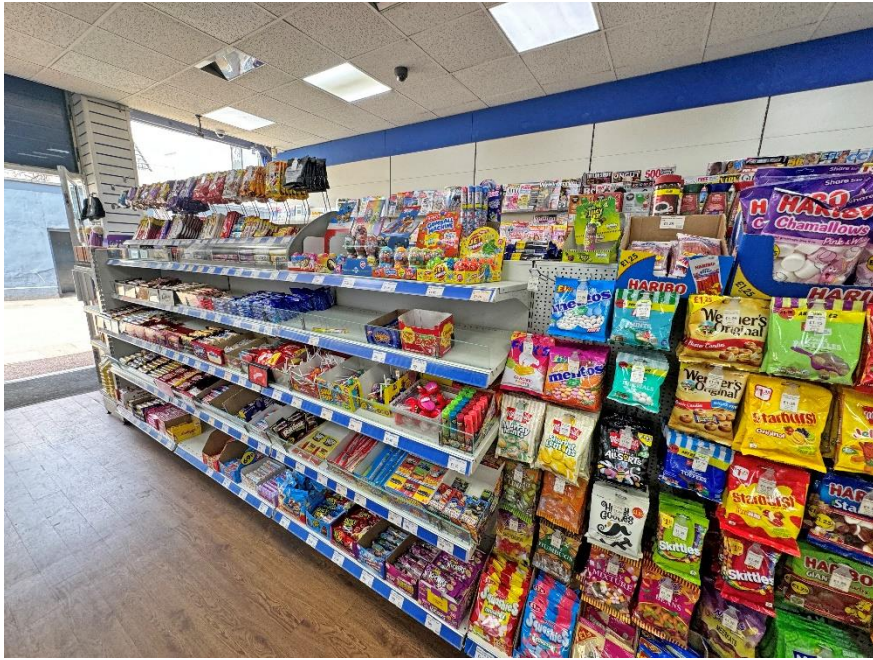
With central double door and large display windows either side. On entering the store, two station EPOS counter can be found to the left with high value spirits, vape gantry and tobacco behind. There are two central gondolas, with crisps and snacks, general produce, bakery and everyday essentials, surrounded by a newspaper and magazine stand, stationary, beers and wines. There are a series of fridges and freezers with diary, soft drinks, beers and wines. To the rear is an office and storeroom, with further storage room on the first floor.

## LOCATION

Swardons Convenience store is located on a busy main road in the centre of Brixham, just 0.2 miles from the historic harbour and 0.1 miles from the main town centre car park. This South Devon location is accessed easily from the A38 and A380 with the major cities of Exeter and Plymouth 28 miles and 30 miles away respectively with Torquay just 7 miles away.







## FIXTURES AND FITTINGS

We are advised that all shop fixtures and fittings are included in the sale - subject to a confirmation itinerary.

## TRADING INFORMATION

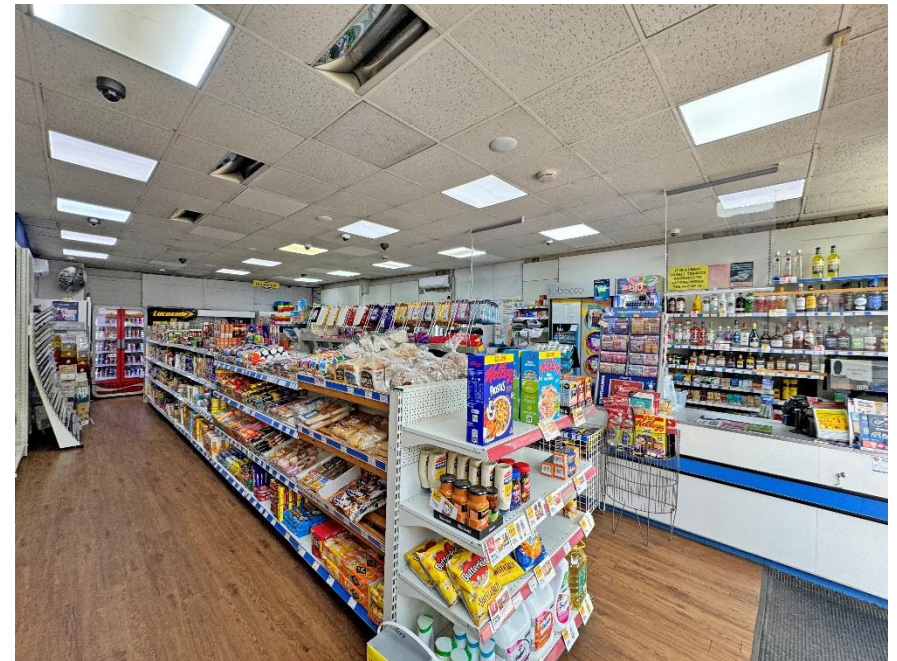
Turnover for the year ending March 2023 shows total sales of £456,389 or £8776 per week. With an adjusted net profit of £50,187. Net sales for year-end 2024 are £456,538 + commissions.

## STAFF

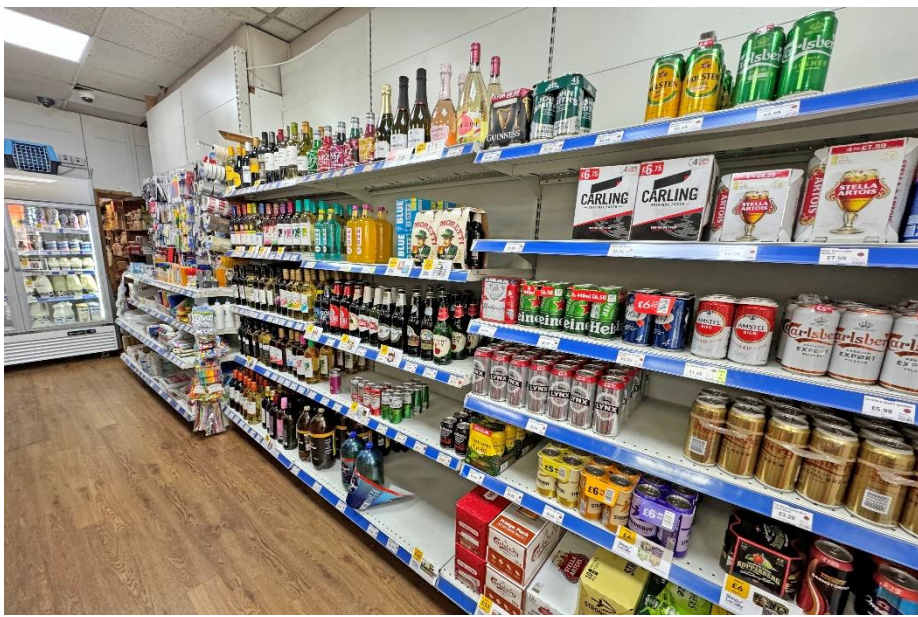
The store is owner operated with two additional part time members of staff.

## THE OPPORTUNITY

A fabulous opportunity for a hands-on owner or experienced operator. The store is situated in a lovely South Devon town near the sea which allows for a typical Devon and coastal lifestyle and with a net profit of just over £50,000. Further income could be generated by increasing opening hours.









## VIEWING

No direct approach may be made to the business as staff are not aware of the sale. For an appointment to view please contact Matt McFarlane at Christie & Co.



**Matthew McFarlane**

Business Agent – Retail

Mobile: 07860 189705

Email: [matthew.mcfarlane@christie.com](mailto:matthew.mcfarlane@christie.com)



### CONDITIONS OF THESE PARTICULARS

These sales particulars are prepared as a general guide to the property (which expression includes business and trade content, if any, included in the sale) for the convenience of a prospective purchaser or tenant (an "acquirer") and are intended for business people familiar with commercial transactions. If you are not sure that you fit this description you should take relevant independent advice before proceeding further. Christie & Co for themselves and for the vendors, owners or landlords of the property (together the "Client") whose agents Christie & Co are, give notice that: (a) These particulars are made without responsibility on the part of Christie & Co or the Client; they do not obviate the need to make appropriate searches, enquiries and inspections, nor do they constitute any part of an offer or contract, and statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy himself, by inspection or otherwise, as to their correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation; (b) The Client does not make or give, and neither Christie & Co, nor any of their employees has any authority to make or give, any representation or warranty whatsoever in relation to the property; (c) Christie & Co have not carried out a detailed survey, nor tested the services, appliances and specific fittings; (d) Dimensions (where given) are approximate and should be verified by an acquirer; and (e) Any accounts or financial statements or registration information provided to an acquirer are provided on behalf of the Client by Christie & Co, who cannot therefore offer any guarantee of their completeness or accuracy, and accordingly shall not be liable for any loss, damage, cost, expenses or other claims for compensation arising from inaccuracies or omissions therein. These details were believed to be correct at the date of publication but their accuracy is not guaranteed. Subject to contract. Copyright reserved Christie & Co. April 2023