



Bargain Booze

Ref: 3818304

1 Tatnam Crescent, Poole, BH15 2HG

Freehold: £489,000

High specification with recent fit-out

Retirement sale

Advised gross weekly sales c£8,000

4 bedroom flat with parking

Cash machine, National Lottery, PayPoint

Freehold opportunity. Energy Rating C



A well presented end of terrace Freehold opportunity, currently operating as a profitable off licence and convenience store with accommodation.

This successful business is a great opportunity for a new owner to acquire an existing going concern with an spacious 4 bedroom flat above.

Location

The property is situated in a busy parade of shops in a well populated residential area, less than one mile from Poole Quay and the town centre.

Poole is an affluent and popular tourist town on the world famous Jurassic Coast, within an easy drive of a variety of beaches including Bournemouth, harbours and the New Forest National Park. Other local amenities include schools, Poole Hospital and railway station and the Dolphin Shopping Centre.

Ground Floor

Presented to a good standard. Comprising of an open plan sales area with modern refrigeration units and to the rear, a store and WC.

The specification of the store includes modern roller shutter, HD CCTV system, alarm system, suspended ceilings with energy efficient light fittings, tiled flooring, cash machine and upgraded security door to the rear.

There is rear access to the large detached store and courtyard.

Fixtures & Fittings

We are advised that the majority of fixtures and fittings are owned outright. An inventory is available on request.



External Details

To the front of the property are two off-street parking spaces and a large sign.

To the rear is a courtyard garden with a large detached store and vehicular access.



Staff

The business is currently run by the freeholders with the assistance of a part-time member of staff.



The Opportunity

1 Tatnam Crescent represents a fantastic opportunity for those seeking an affordable off licence/convenience store opportunity. The store benefits from Bargain Booze affiliation and a prominent local high street location in a well populated residential area.

Trading Information

Trading information for year ended 31/03/2023:
Turnover £347,739
Gross Profit £61,091
Additional income - £4406 Lottery
Cash Machine £317

Trading Hours

Monday to Saturday: 7.00am-9.00pm
Sunday: 8.00am-9.00pm

Business Rates

We are advised the current owner benefits from 100% Small Business Rates Relief.



Regulatory

Premise Licence.



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

M:+44 784 002 0041

E:james.matson@christie.com

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 4944.



For full information on Christie Insurance please call 03330 107189