



## Just Cards

Ref: 3217126

117 High Street, Honiton, EX14 1LS

Freehold: £350,000

Two bedroom accommodation

Busy high street location

Adjusted net profit £65,771 + £8700 rental

Retirement sale

Sought after thriving South Devon market town

Consistent local trade - EPC rating D (78)





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## Description

The busy card & gift store generates a solid income which is ideal for many different types of buyers and offers a fabulous lifestyle change for anyone coming from further afield or a great opportunity for someone wanting a local and popular business. The store is found on the ground floor of a three storey period building with direct High Street access and lots of passing foot traffic. The two bedroom accommodation is found above the store with access either through the shop or through a private entrance to the side of the building. The building is central in the high street and benefits from significant window frontage, ideal for displays and advertising.

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## Location

Situated in the beautiful town of Honiton, with a long industrial history, set in the East Devon Area of Outstanding Natural Beauty. It is a lively and bustling town with a long, diverse high street incorporating pretty period buildings, drawing shoppers both locally and further afield. Honiton is just off of the A30, on route to the fabulous Devon coastline and just 17 miles from Exeter.

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## Fixtures & Fittings

We are advised that all fixtures and fittings are to be included within the sale. An inventory will be prepared and issued to the buyer.

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## Other Floors

First Floor - Further storage. Accommodation - Living room and kitchen dining room.

Second Floor - Two double bedrooms and bathroom.

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## Letting Accommodation

The accommodation is found on the first and second floors and can be accessed either via the rear of the store or down the side of the building. Comprising of a hallway, bay fronted living room, modern kitchen/breakfast room, two double bedrooms with bay window to the master and bathroom.

The accommodation is currently let to a third party at £725pcm generating a further income of £8700 per annum, on an assured shorthold basis. This could become owners' accommodation at a later date if required.

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## External Details

Two display windows, and a central entrance door in a prominent high street location. This brick construction period building is set out over three floors with two bay windows.

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## Internal Details

A central front door with spacious window displays on either side. It is well fitted with adjustable displays and shelving both left and right as you walk through the store. The service counter is to the rear ensuring customers need to walk past all displays maximising the ability for add on sales. There is an internal door at the back which leads to a utility area, staff WC and storage, which in turn provides access to a further store room on the first floor and also the private accommodation. The accommodation situated on the first and second floors has a separate access to the rear, comprising a bay fronted living room, kitchen dining room, two double bedrooms and bathroom.

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## Trading Information

Year end May 2022 accounts show a gross profit of £92,903 with an adjusted net profit of £73,117. Year end May 2023 shows gross profit of £92,480 and adjusted net profit of £65,771. Plus a further £8700 from the apartment rental.

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## Ground Floor

Shop, staff area, store room and staff WC.

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## The Opportunity

Presents an excellent opportunity for an operator to acquire a well-positioned business, operating at an exceptional profit margin with further potential, free from any ties and benefits from both local and passing trade throughout the year. Trading for year end 2023 shows a gross profit of £92,480 with an adjusted net profit of £65,771. Plus the added benefit of further income of £8700 from the flat rental.

## Tenure

Freehold

## Business Rates

The rateable value is £11,500, however the actual amount to pay would be lower.

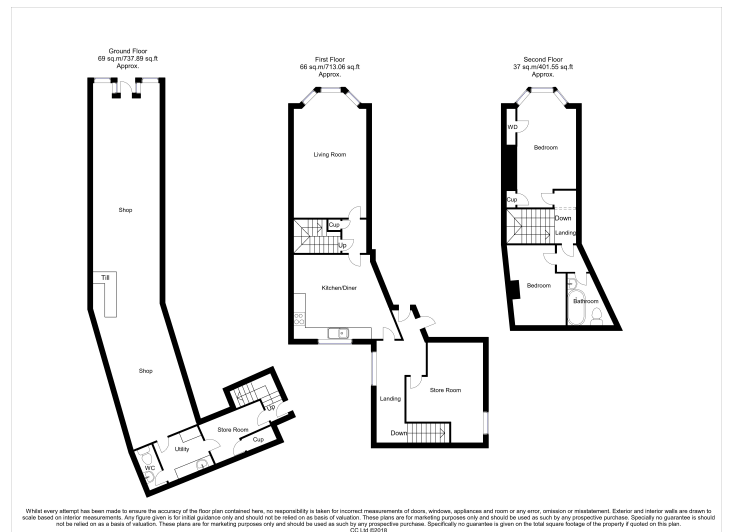
## Staff

This is a family business currently and they are looking to retire, therefore no staff will be transferred with the business.

## Trading Hours

Monday to Saturday, 9.00am to 5.00pm.

There is also the opportunity to extend the opening hours to include Sundays.



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## 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:

### Matthew McFarlane

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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.



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