



Go Local

Ref: 5710888

71 Town Street Sandiacre, Nottingham, NG10 5DU

Freehold: £1,000,000

Great location with good transient trade

Advised weekly turnover of approx c.£12,000pw

Online sales of an additional £1,000 pw

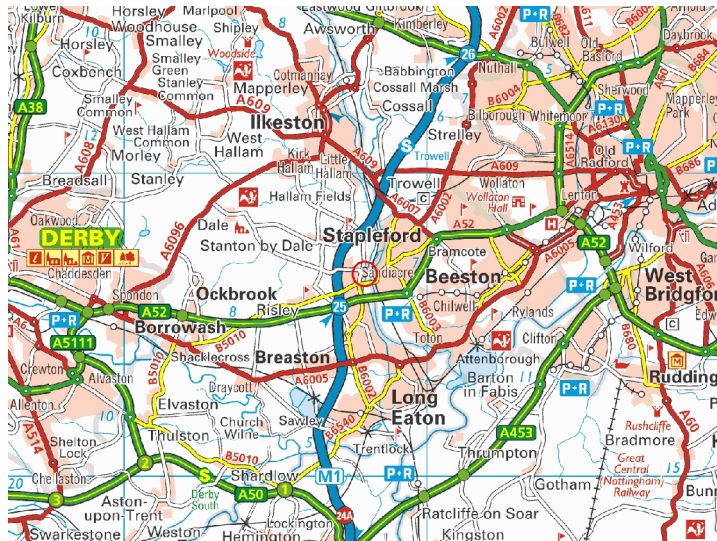
Fantastic opportunity to increase turnover

Good sized plot with private driveway

Large social media following and revenue stream inc. EPC rating D



The Go Local Sandiacre Convenience Store offers an excellent opportunity for an experienced operator to acquire a business with scope to increase the turnover. The store will suit a multi operator who is looking to build on the excellent foundation of the current operator or a first-time buyer who is looking to delve into the convenience sector. The Go Local also offers any incoming operator an exciting opportunity to develop and extend both the store and the accommodation above. Finally, the business also allows any incoming operator to build on the excellent social media coverage the it has with 265,500 followers on TikTok and 47,000 on Instagram.



Location

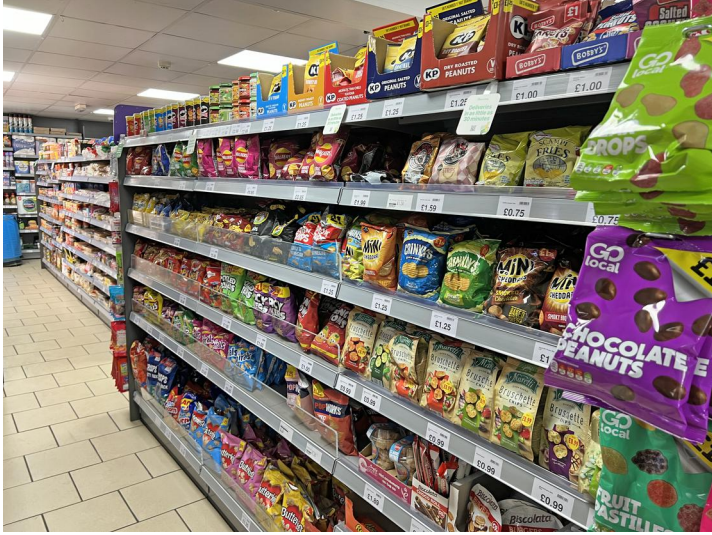
The Convenience store is well located in Sandiacre, Stapleford, 6 miles West of Nottingham city centre. Stapleford lies on the border between Nottinghamshire and Derbyshire. The store is in a densely populated residential area and therefore offers good public transport and a good road network, with easy access to the M1 and A52. The closest major railway station to the store is Nottingham, which provides services to all the UK's major cities.

Tenure

The property is available for Freehold.

Trading Information

We are in receipt of 2023 trading accounts; these can be provided upon request.



Fixtures & Fittings

All fixtures and fittings will be listed before an exchange of contract in a detailed inventory.

Business Rates

The current rateable value is £12,750 as of the 1st of April 2023.



Internal Details

Internally the retail trading area extends to approximately 860 sq.ft. The trading area has a couple of gondola units with a number of dedicated chillers and freezers around the perimeter of the shops trading area. The payment kiosk is located to the right-hand side of the entrance which displays a range of alcoholic spirits and cigarettes. To the rear of the trading area is two large storerooms, staff kitchen and W.C.

External Details

Externally, the property benefits from ample on street parking and good frontage onto Town Street.

Owner's Accommodation

The owners accommodation spans over a singular floor and is approximately 1,747 sqft. Within the accommodation you benefit from 4 double bedrooms (one with an ensuite), a lounge, family bathroom, storeroom and a W.C.

Staff

A staff schedule can be provided upon request.

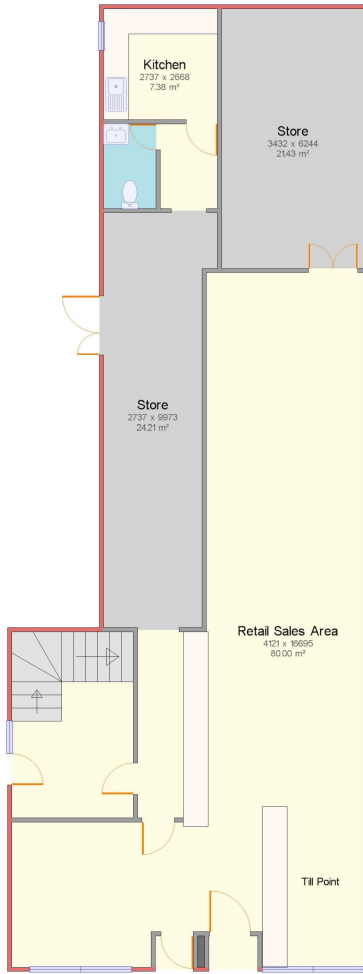


Trading Hours

The store currently opens Monday – Friday 5.15am-7.30pm Saturday 8am -7.30pm Sun Closed.

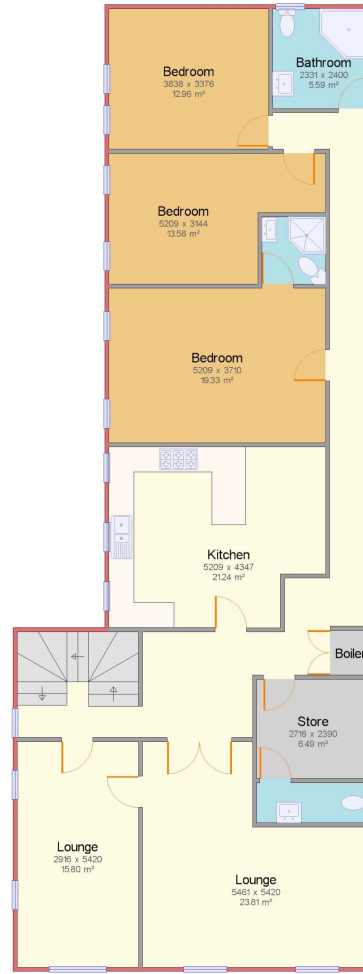


Gross internal area: 162.82 m² (1752.6 ft²)



Ground Floor

Gross internal area: 162.38 m² (1747.8 ft²)



1st Floor

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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:

Jacob Toon

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Nottingham



These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only. July 2024

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