



Morrisons Daily

Ref: 6411108

Roseberry Shopping Centre, Redcar, TS10 4NY

Leasehold: £150,000, Annual Rent: £43,837

c. £20,000 avg per weekly turnover

Busy location, high footfall & passing trade

Densely populated area

Fully staff run - ideal for owner operator

Ground floor, no accommodation

Energy Rating B



Description

Fully fitted modern convenience store selling convenience chilled and frozen foods, soft drinks, convenience and alcohol, lotto.

Currently fully staff run and managed store

Internal Details

Well presented sales area with two epos tills. Online Lotto terminal and Paypoint terminal, confectionary, tobacco and vapes. The store has modern stylish flooring, suspended ceiling and CCTV system.

There are dairy products and sandwiches, chillers displaying chilled food and ready meals, chilled beers, wines and ciders. two aisles displaying convenience foods, crisps, confectionary, bread and cakes. Double chest food freezer, papers, cards and magazine display.

The Opportunity

Fully managed store branded convenience store, this will suit someone looking for a lifestyle business with potential to increase both turnover and profits.

The store benefits from being situated on this highly visible location within a busy parade with strong levels of footfall and passing traffic. The store also benefits from off street parking whilst being surrounded by densely populated housing.

Location

Situated in a busy shopping precinct and being highly visible, close to two primary and one secondary schools, community centre and hospital, the store benefits from off street parking, high footfall and passing trade. The store also benefits from being located in the middle of a densely populated residential area.

Fixtures & Fittings

All fixtures and fittings are to be included within the sale however, any items that are owned by a third party or personal to our clients will be exempt.

Staff

The store is fully staff run - further information can be provided upon request to seriously interested parties.

Trading Information

Average weekly turnover of c. £20,000 excl. lottery & commission. Full trading information will be provided to seriously interested parties upon request.

Trading Hours

Monday to Sunday: 7:00am - 11:00pm

Tenure

Assignment of the current lease with 8 years remaining at an annual rent of £43,837.

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:

Robert O'Brien

Business Agent - Retail

T:+44 191 222 1740

M:+44 7592 775 310

E:robert.obrien@christie.com

Newcastle



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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