



**Unit 24 Brisbane Court Bullpit Lane,
Balderton, Newark, NG24 3PS**

**£30,000
Tel: 01636 611 811**

**RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Established grocery business - Retirement Sale
- Turnover approximately £140,000 per annum
- Leasehold assignment or new lease available
- Current rent £5,500 per annum

A long established grocery business profitably trading in Balderton and renowned for quality vegetables, friendly and helpful staff, excellent service and great value for money. Sales turnover has exceeded £150,000 per annum producing a healthy net profit.

The Brisbane Court precinct is fully let with units occupied by Bangkok Express , the Salvation Army, Wonda Florist, Balderton dry cleaners, EMJAY Tours, Any Occasion, Beths.beauty and J Cottier Butchers.

The tenants are currently holding over under an expired lease rent £5,500 per annum. The landlords have indicated a willingness to grant a new lease on terms to be negotiated.

SALES SHOP FRONTAGE

16'10 x 16'6

LED lighting, Fujitsu air conditioning, front entrance door.

REAR ENTRANCE LOBBY

Separate WC with wash hand basin.

KITCHEN

8'10 x 9'6 (2.69m x 2.90m)

Stainless steel sink unit, work surface and fluorescent lighting.

OUTSIDE

Communal rear yard with two storage sheds, bin store area and secure gate.

EXISTING LEASE TERMS

Lease commencement date 21st June 2021 term 1 year (current tenants holding over) rent £5,500 per annum plus insurance rent paid quarterly in advance (£1,375 per quarter)

Service charge year ending June 2025 £208.92

Insurance rent year ending November 2024 £571

VIEWING

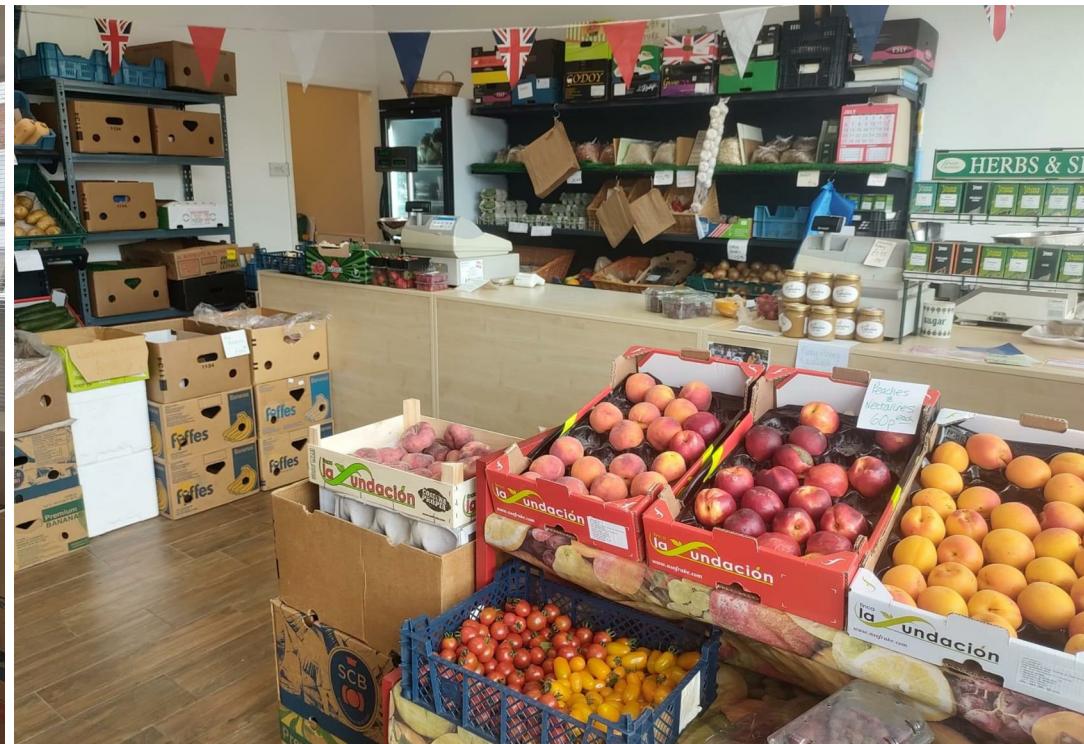
Strictly by appointment with the selling agents.

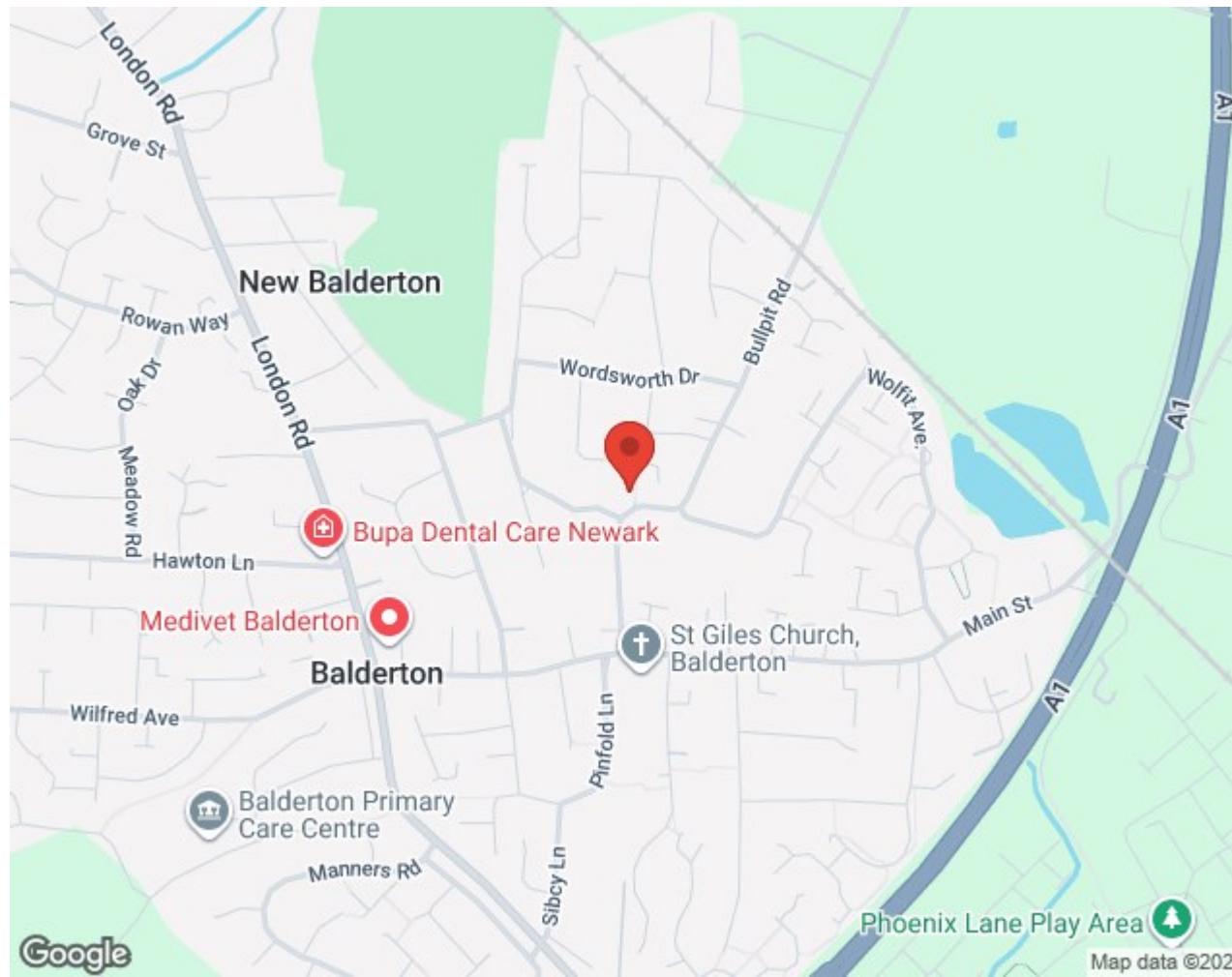
PROFIT AND LOSS ACCOUNTS

Are available from 2009 to date, subject to Non Disclosure Agreement (NDA)

NOTE

The tenants are entitled to six months notice ending the lease and the landlords, Brisbane Estates Limited have indicated a willingness to negotiate terms for a new lease at market rental value.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611 811



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
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