
# TODAY'S LOCAL

25-26 Eastgate North, Driffield, YO25 6DE

**FREEHOLD: £575,000 PLUS STOCK AT VALUATION | REF: 5417090**

CHRISTIE & CO

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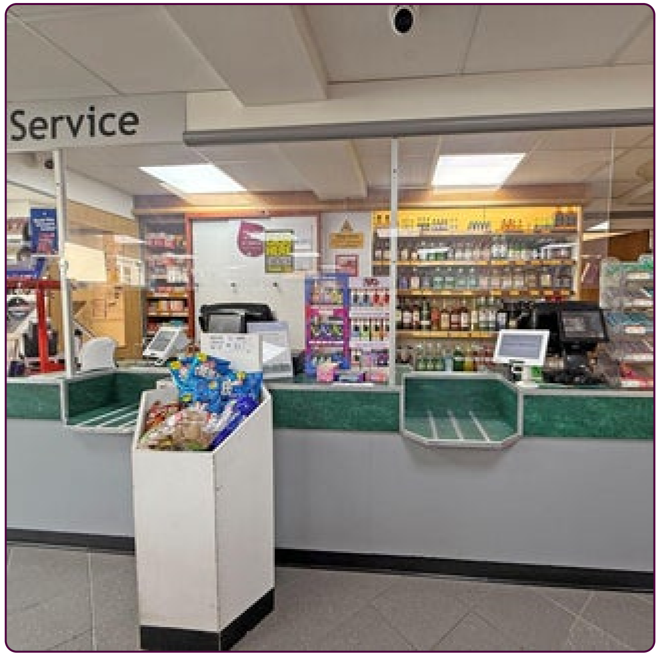
## KEY HIGHLIGHTS

- Branded Freehold convenience store
- Prime location in a dense residential area
- Annual T/O £365,549 (£7,030 weekly)
- Nil premium business opportunity
- Substantial four-bedroom apartment above
- Additional 4-bedroom property included. EPC: TBC




## DESCRIPTION

An excellent opportunity to acquire a substantial freehold convenience store together with two residential assets occupying a prominent position within the popular market town of Driffield.

The property comprises a well-presented Today's Local convenience store occupying a highly visible corner position with extensive frontage onto Eastgate North. The shop has been fitted and maintained to a good standard and provides a bright, spacious retail environment supported by useful storage, office and ancillary accommodation.

The business currently generates sales of approximately c £7,000 per week and serves a loyal local customer base drawn from the surrounding residential areas. Whilst turnover remains consistent, the business is currently operating at a loss and is therefore being offered on a nil premium basis, creating an attractive opportunity for an experienced retail operator to restructure and improve profitability.

Importantly, the core appeal of this opportunity is not simply the retail business. The freehold ownership includes a substantial four-bedroom apartment situated above the store together with a separate four-bedroom mid-terrace house immediately adjoining the premises.

Both residential properties significantly enhance the overall value proposition, providing owner occupation, staff accommodation, multi-generational living, or residential investment opportunities. The combination of commercial and residential assets creates a rare mixed-use freehold offering with multiple income streams and considerable long-term asset value.

For buyers seeking security through property ownership, this opportunity represents a compelling acquisition where the underlying value is supported by a substantial freehold site rather than relying solely upon retail profitability.

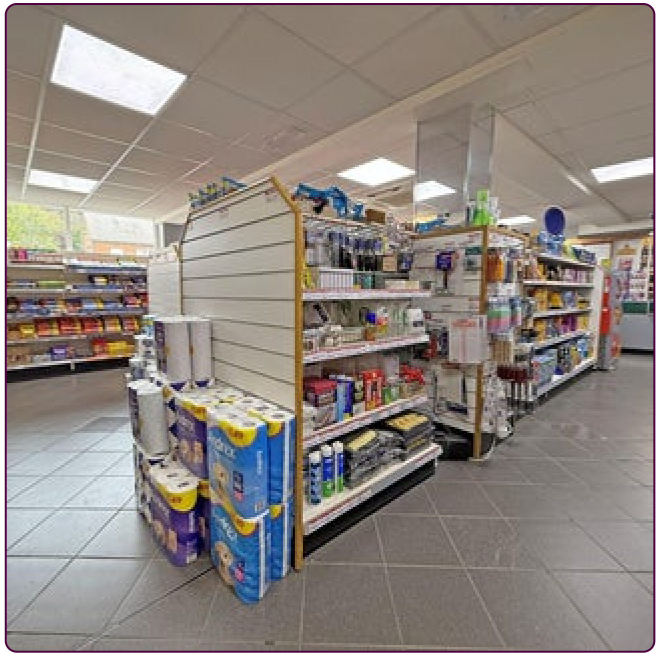
# LOCATION

Driffield is one of East Yorkshire's principal market towns and serves as an important commercial and service centre for the wider rural population across the Yorkshire Wolds.

The property occupies a prominent corner position on Eastgate North, a well-established mixed residential and commercial area situated within easy walking distance of the town centre. The surrounding streets are densely populated with residential housing, providing a consistent local customer base for convenience retailing.

Driffield benefits from excellent transport connections via the A614, A166 and A164 road networks, providing access to Beverley, Bridlington, Hull and York. Driffield Railway Station provides regular services across the region, whilst the town centre offers a wide range of independent retailers, national operators, schools and community facilities.

The combination of an established residential catchment, town centre accessibility and prominent roadside visibility ensures the store remains well positioned to serve both local residents and passing trade.




# THE OPPORTUNITY

This is a genuinely unusual opportunity to acquire a freehold convenience store where the principal value lies within the combined commercial and residential property assets.

Beyond the retail operation, the property offers significant flexibility and additional income potential.

The substantial four-bedroom apartment above the store benefits from its own separate entrance together with a garage and private rear courtyard garden. Subject to an owner's individual requirements, the accommodation could be utilised as a family home, staff accommodation or potentially generate additional rental income.

The adjoining four-bedroom mid-terraced house is included within the sale and benefits from an established tenant in situ, generating rental income of £425 per calendar month and enhancing the investment appeal of this asset-backed freehold opportunity.

Taken together, the residential accommodation creates a valuable secondary income stream whilst providing a strong asset-backed position for future owners. Opportunities combining an established convenience store with two substantial residential properties are rarely available at this price point.

For investors, owner operators and property-focused purchasers alike, this offering presents the opportunity to acquire a mixed-use freehold asset with immediate trading income, existing residential rent and future value-add potential.


# OWNER'S ACCOMMODATION

## Four Bedroom Apartment

Situated above the convenience store and benefiting from its own independent entrance, the apartment provides substantial residential accommodation comprising four bedrooms, a lounge, kitchen and bathroom facilities. The property further benefits from a garage and private rear courtyard garden, together with completely separate access from the retail premises. Presented in good order throughout, the accommodation offers spacious family living quarters that are rarely associated with convenience store operations and significantly enhances the overall appeal of the freehold opportunity.

## Additional Residential Property

Immediately adjoining the convenience store is a well-presented four-bedroom mid-terraced house with independent access and a private rear courtyard garden. The property is currently let and generates rental income of £425 per calendar month, providing an immediate supplementary income stream. The inclusion of this additional dwelling materially strengthens the investment proposition, delivering both ongoing rental revenue and substantial underlying asset value within the overall freehold offering.


## STAFF

Staff details available upon request.

## TRADING INFORMATION

Management accounts for the year ended 31 March 2025 show turnover of £365,549. Further trading information will be made available to seriously interested parties.

## TRADING HOURS

Monday to Saturday: 8:00am to 8:00pm
Sunday: 9:00am to 8:00pm


## FIXTURES & FITTINGS

All fixtures and fittings owned by the business are included within the sale, excluding any equipment owned or supplied by third-party providers.

A full inventory will be prepared prior to completion.

## BUSINESS RATES

The current rateable value is £9,300 as of 1st April 2026.Confirmation of actual business rates payable should be obtained from the local authority.

## REGULATORY

Further details regarding licences and regulatory consents will be made available during due diligence.


Store
Lounge
Kitchen
Store
Garage
Store
ffice
Till Point
Retail Sales Area
Ground Floor
Bedroom
Bedroom
Bathroom
Bedroom
Bedroom
Lounge
Bathroom
Bedroom
Kitchen
Store
Dining
Bedroom
Bedroom
1st Floor

# DEBT & INSURANCE ADVISORY

## FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

### CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

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## INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

### CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

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## CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

**STEVE RILEY**

Business Agent - Retail & Leisure

T: +44 7764 241 314

E: steve.riley@christie.com

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