Convenience Store

Northumberland

Freehold:

£450,000 + Stock At Valuation

Ref: 6411164

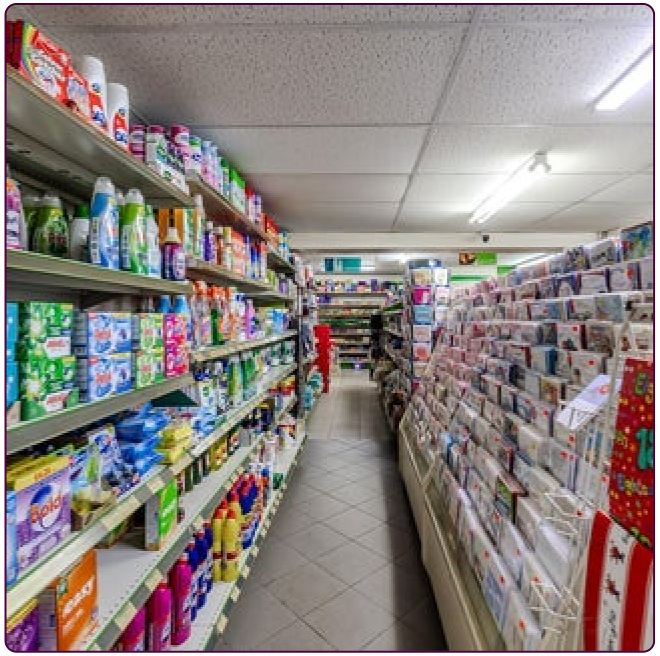
KEY HIGHLIGHTS

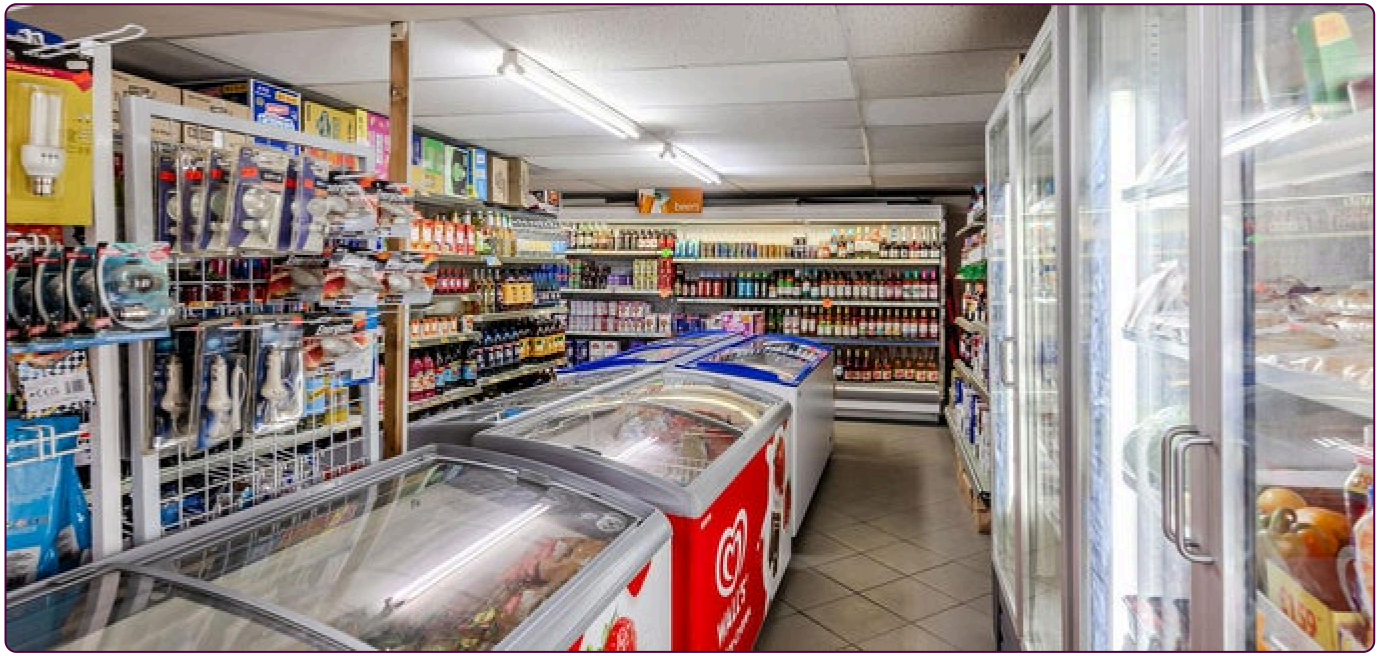
- C. £6,000 to £7,000 avg weekly turnover
- Detached with Rear Access For Parking
- 3 bedroom accommodation
- Visible location
- Potential to open more hours
- Development Opportunity - EPC D

DESCRIPTION

The property is detached and comprises of a well-presented ground floor retail unit extending to approximately 1,185 sq ft, it is currently operating as a convenience store. To the rear, there is a stockroom, staff facilities, utility room, stairs to the first floor and access to the rear. The access to the upstairs can be blocked off.

The property benefits from both internal and external access to the accommodation and a separate garage. Offered on a freehold basis, this is a rare opportunity to acquire a fully operational retail premises in a well-populated village setting, with strong passing trade and long-term investment potential.





LOCATION

The store is located in a highly visible spot within the village, the business benefits from a strong passing trade. The business offers good road links for local and national travel.

INTERNAL DETAILS

A traditional style store with a double fronted facia, Well presented sales area with PayPoint. There are two central gondola isles, chillers for dairy products, sandwiches, chilled food, ready meals, beers, wines and ciders, chest freezers for frozen foods. Two central aisles displaying convenience foods, crisps, confectionary, cards, bread, cakes, magazine display and internal cash machine.

Staff w.c, store room and utility room.

LETTING ACCOMMODATION

The accommodation is found on the first floor, there is a good sized lounge/diner, a large kitchen, bathroom and three double bedrooms.

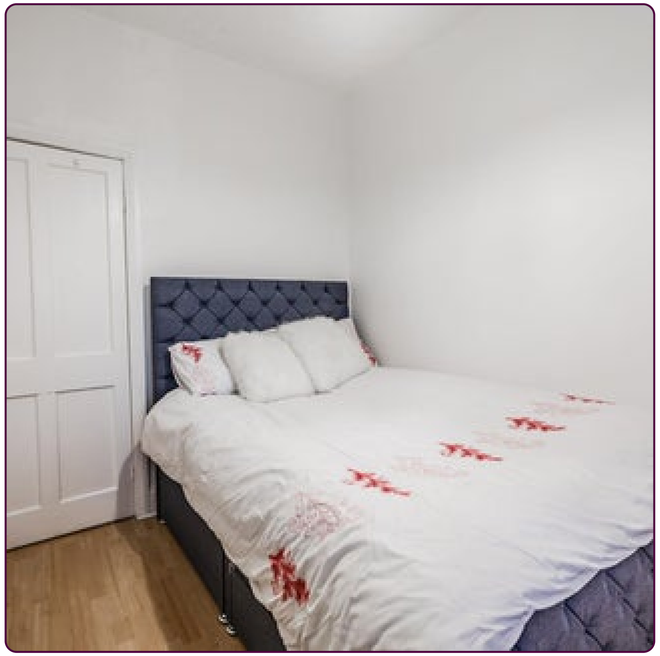
The property also benefits from an external garage on the ground floor, internal stairs to the store and external access.

TENURE

The property and business are being sold on a Freehold basis only. The vendor will not look at a Leasehold option.







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THE OPPORTUNITY

Due to retirement, this is a rare opportunity to purchase this well-established store. There is potential to improve the weekly turnover with an internal refit, extending of the opening hours and joining a symbol group.

There may also be the potential to create customer parking at the rear with the relevant planning and approval from the local authority.

STAFF

The store has no staff and is run solely by the vendors.

TRADING INFORMATION

The store is currently averaging between £6,000 & £7,000 per week, this excludes lotto as the store does not have this, obtaining the lotto could increase weekly figures.

TRADING HOURS

Monday to Friday: 07:00am - 12noon 3:00pm - 9:00pm
Saturday: 07:00am - 9:00pm
Sunday: 08:00am - 1:00pm 6:00pm - 9:00pm

The stores is closed through the week in the middle of the day and Sundays.

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

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CONDITIONS OF SALE

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.

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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:

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