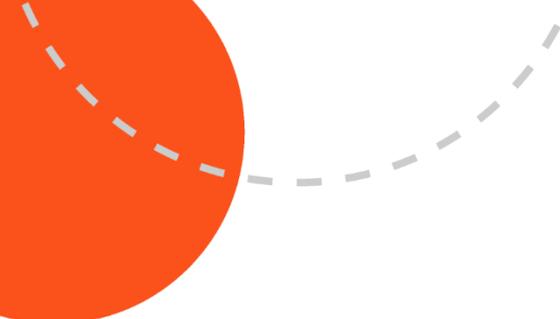




**General Store & Hardware Shop, Main Road, Outskirts of Southend on Sea**  
Leasehold Business Sale / Price: OIRO £30,000 / Tel: 01702 207720 or 01245 210227





This is a great business opportunity for clients looking to buy a long-established general store and hardware business trading from a main road position with significant passing footfall. The business has been established over many years building a fantastic local reputation for a wide range of competitively priced products. We expect new dynamic owner may wish to consider introducing other services and product lines to take advantage of the currently unused retail space available at the rear of the shop. The business is closed on Thursday's and Sunday's with opening times of 8:30am - 4:00pm on trading days. Our client is only selling the business due to his impending retirement.

Profitable accounts are available to confirm an already healthy turnover but a new owner with fresh ideas would expect to build on that steady income to create even higher profit figures. Why not book an appointment to look inside and discuss buying the business.

Find us on





## Highlights

- / Long Established Business For Sale
- / Currently Run Solely by the Seller
- / Main Road Premises
- / Profitable Accounts Available
- / New Lease Available
- / Stock Available by Separate Negotiation
- / Huge Potential Offered

Double shop-front with central door providing access to:

### **Main Sales Area /**

Suspended ceiling tiles with fluorescent strip lighting, commercial fitted carpet, full range of racking and product display stands, power points, freestanding counter with wood top and card reader, access door leading to:

### **Staff Room & Kitchen /**

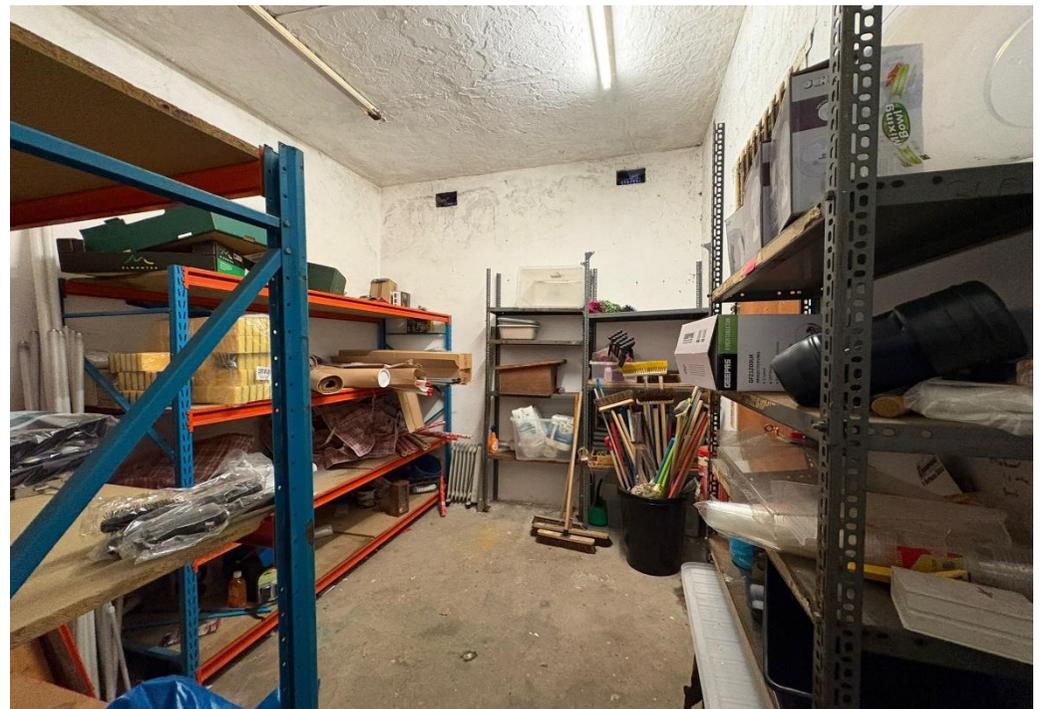
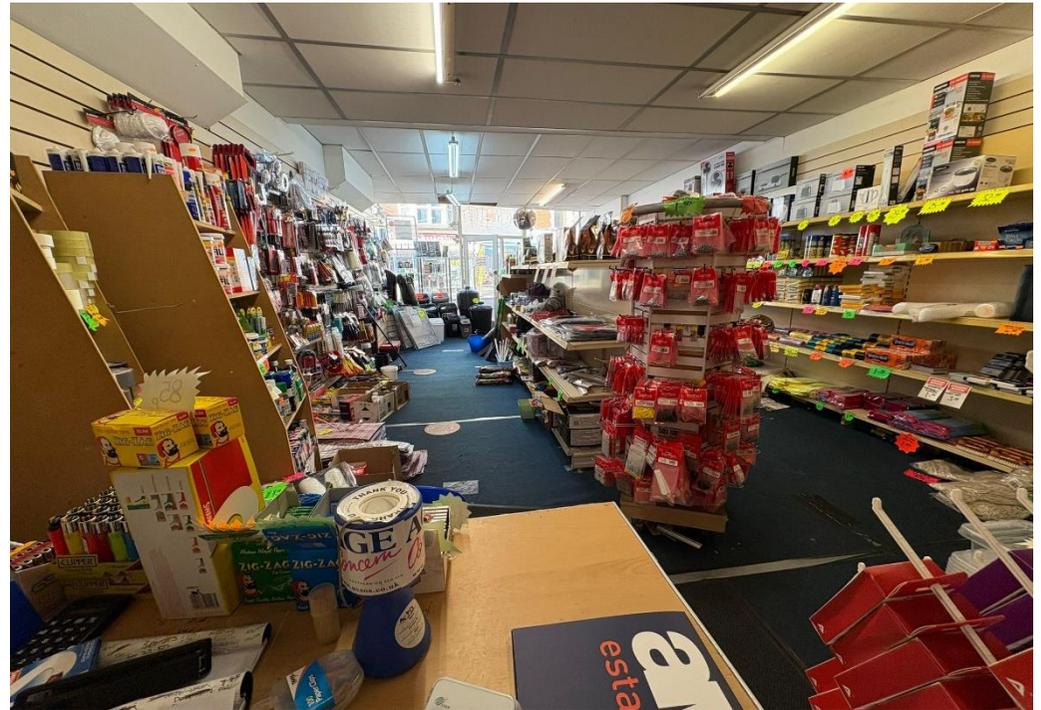
Textured ceiling, range of storage racking, kitchen unit with stainless steel sink unit, water heater and tap, fluorescent lighting, access to:

### **Toilet /**

White toilet with wood seat and lid, high level cistern, access door to:

### **Store Room/**

Textured ceiling, fluorescent light strip, freestanding racking.



## Terms Of Lease /

We understand that a new lease would be available at a commencing rental of around £10,000 per annum. The purchaser would need to provide satisfactory references to the Landlord.

## Business /

Accounts are available to prove a healthy turnover figure of around £80,000 per annum and a positive nett profit figure.

## Stock /

The business currently has a stock level of around £10,000 which is available by separate negotiation with the client.

## Price /

Sensible offers in the region of £30,000 are sought for our client's valuable leasehold business interest to include goodwill, trading name and fixtures and fittings.



## The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.