

Sales Particulars



'Independent Convenience Stores With Off License'

West Glamorgan Ref CS 140



Price

Business & Property: £350,000 plus sav. (Also available as leasehold)

Business: A very busy convenience stores with the benefit of an off license, full lottery service, newspapers (counter sales), greeting cards, tobacco and bake off facility. There is no completion in the immediate area and the business is very popular with local residents and local school children.

The vendor is also prepared to offer a partnership of 50% of the business for half of the asking price. The partner would have use of the 4 bed flat over the shop.

Operated by the vendor, one full time and one part time staff the business is easily managed.

Location: The business is well located occupying a corner plot on a modern housing estate very close to the local comprehensive school.

Financial Details: Weekly Sales: £6,000+
Plus lottery commissions

Accounts: Will be made available once the business has been viewed.

Opening Hours:

7 days 6.00am to 9.30pm

Tenure:

Freehold

Rates: £TBA per year



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3 Cross Street Gorseinon Swansea SA4 4BU Tel: 01792 419569

Email: enquiries@arrowproperty.co.uk

M N Archer trading as Arrow Business Sales

Premises:

The corner plot property was originally two semi-detached 3 bedroom houses built circa 1970's of traditional build. Good sized sales shop (approx 1000 sq ft) comprehensively fitted out with a full range of trade fittings and fixtures including displays and racking. Counter with electronic till and EPOS computerized system.

Fittings include:

- Large chilled display unit
- Large glass topped chest freezer
- Ice cream display chest freezer
- Chilled drinks display
- Wine rack display
- Soft drinks display cabinet
- Chilled milk cabinet
- Bake off oven and display cabinet

To the rear of the shop there is a storeroom, staff toilet, office and kitchen. Also to the rear of the shop is a further small storeroom with 2 chest freezers. There is access to the rear garden that has a large detached garage used for further storage.

Accommodation

Accommodation over the shop is accessed from both within the shop (shuttered door) and via an external side door. From the entrance, stairs lead up to the large lounge, fitted kitchen/dining room and four bedrooms (one en-suite). There is a separate family bathroom. The flat has the benefit of gas central heating. This very large flat covers the whole of the first floor and is presently unoccupied.

Outside

Outside the property there is a lawned front garden that if necessary could be converted to parking spaces. There are no parking restrictions to the road outside the property.

There is vehicular access and parking on both sides of the property. The large rear garden is lawned.



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Viewing: To ensure that your viewing arrangements are trouble free and our client can arrange to have the necessary time to show you around and answer your questions, please telephone this office on **01792 419569** let us know when you would like to visit and we will make the arrangement.

Offers: All offers are for the freehold or leasehold, goodwill, fixtures and fittings and should be made to this office.

Finance: If you need help or advice please let us know and we will put you in touch with our Finance Department specialising in helping fund purchase of these types of businesses.

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