

# Sales Particulars



## 'Lifestyle Supermarket'

Swansea ref CS 150



### Price

**Freehold & Business: £499,000 plus sav**

**Business:** A well established supermarket business now operating under the Lifestyle Express banner that has previously traded as Quick-Save stores.

The business operates as convenience stores with the benefit of an off license, full lottery service, counter sales newspapers and magazines, videos and Paypoint machine.

There is a lot of spare space in the property that could be utilized for other outlets.

Should this surplus space not be required, the vendor is prepared to offer a discount to exclude these areas from the asking price.

Operated by the vendor and family members, the business is easily managed.

**Location:** Located in a densely populated residential area close to local schools.

### Financial Details:

Weekly Sales: £10,000 plus lottery and cashpoint commissions

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

### Tenure:

Freehold

Rates: £12,000 per year



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[www.Arrow-Business.co.uk](http://www.Arrow-Business.co.uk)

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M N Archer trading as Arrow Business Sales

## Opening Hours:

Monday to Friday 7.00am to 8.30pm  
Saturday & Sunday 8.00am to 8.00pm

## Premises:

The building is single storey and of traditional build. The total area is approx. 667 sq meters). The trading area covers approximately 4,000 sq ft and has a suspended ceiling and tile flooring. The shop is fully fitted out with shelving and racking and is well equipped. Equipment includes drinks display chiller, 20 feet drinks display chiller cabinet, 10 feet dairy display chiller unit, 10 feet soft drinks display chiller unit, and 8 No food display chest chillers. There is a counter with till and an elevated office/observation area fitted with CCTV system.

The property has a disabled toilet, a small storeroom, bakery section with side door access, walk in chiller, staff room & toilets and a large rear stockroom with loading bay to the side. (Approx 1200 sq ft)

The vendor has applied for planning consent to split the property into four units. (This will not affect the shop area) and will entertain offers for the whole of the property or for the main shop alone.



**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, 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.

**Disclaimer: Please Note:** The notes contained herein are for the intended general guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any other details are given without responsibility on the part of Arrow Business Sales or their vendor client and any intending purchasers should not rely on them as statements or representatives of facts. All intending purchasers or tenants should satisfy themselves to the correctness of all/any statements contained herein prior to making an offer or otherwise. Arrow Business sales do not make or give any warranty whatsoever in relation to the businesses and/or the property described herein.



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