

Sales Particulars



‘General Stores with 2 bed Accommodation’

Ebbw Vale Ref CS 155



Price

Business & Property: £165,000 plus sav

Business: A freehold village general stores retailing hardware, DIY, pet foods, gardening items, toys, fancy goods, electrical and plumbing items etc.

The business has virtually no local competition and is relied upon by local residents for a wide range of items.

The business yields a high profit margin

The flat over is presently rented out on a short term lease.

Location: Well located at the heart of the village amongst residential properties.

Financial Details:

Annual Sales: £40,000 plus

Flat rented out for £370 per month

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

Opening Hours:

Mon/Tues/Thurs/Fri 9.00am to 5.30pm

Wednesday & Saturday 9.00am to 1.00pm

Tenure:

Freehold

Rates: £TBA per year



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Email: enquiries@arrowproperty.co.uk

M N Archer trading as Arrow Business Sales

Premises:

The extended premise is of traditional construction and consists of a good sized sales shop (approx.400 sq ft) with a comprehensive range of trade fittings and fixtures including displays and racking. Counter with electronic till. There is a storeroom to the rear, an office, and a fitted staff kitchen and staff toilet. A door to the rear of the shop leads to a back yard used for storage (including timber and bottled gas) .At the bottom of the yard is an old stables used for storage with rear lane access.

Accommodation:

Above the shop and accessed separately from the front of the building is a flat with two bedrooms, a lounge/kitchen/diner (approx. 300 sq ft) and a bathroom /toilet with shower cubicle. The property is double glazed and fitted with gas combi central heating (separate shop and flat systems) Outside there is unrestricted parking



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 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.

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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