

Sales Particulars



Busy Independent Convenience Stores

Gwent Ref: CS 156



Price

Freehold Property & Business: £325,000 plus sav
Also available Leasehold for £99,950 plus sav

Business: A busy village convenience stores with the benefit of an off license, bake on facility and full lottery service. The very spacious shop also has the benefit of a very spacious storage space and living accommodation above (although this is in need of refurbishment)

Operated by the vendor and nine part time staff the business is easily managed.

Location: Well located on the main shopping street with local free parking close by.

Financial Details:

Weekly Sales: £13,500 plus lottery commissions

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



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www.Arrow-Business.co.uk

3 Cross Street Gorseinon Swansea SA4 4BU Tel: 0333 1234 311

Email: enquiries@arrowproperty.co.uk

C B Archer trading as Arrow Business Sales

Opening Hours:

7 days 8.00am to 10.30pm

Premises:

The shop (approx.1000 sq. ft.) is fully fitted out with trade tacking and shelving and has a suspended ceiling with integral lighting and is equipped with a cctv security system.

Equipment includes:

2No 6 feet display chiller units

A 20 feet chiller display unit used for beers

A 6feet chilled vegetable display unit

A 24 feet chilled display unit used for meats and dairy

Heated savories display unit (on free loan)

Meat servery counter with chilled display unit and slicer

Ice cream display freezer

A the rear of the shop is a food preparation room with tow 6feet and 3 feet walk-in chilled rooms, stainless steel sink unit and china sink unit and a goods lift down to the basement. There is access to the front of the shop via a door to the street.

Stairs lead down to access to a door providing access to a small courtyard with a shed. Further stairs lead down to the dry basement that is used for storage (over 700 sq. ft.) that is served by the goods lift. There is a cardboard packaging compactor powered by a compressor. There is a separate secure cigarettes store.

Accommodation:

Stairs lead up to a toilet with wash hand basin then further up to a kitchen (approx. 100 sq. ft.) and three other rooms (approx.128, 112 and 110 sq.ft. respectively) These rooms are present used for storage and office but would convert back to living space with refurbishment.

Basement Storage



Tenure:

Freehold (or Leasehold for £99,950 plus a rental of £15,000 pa)

Rates: Free until October 2012

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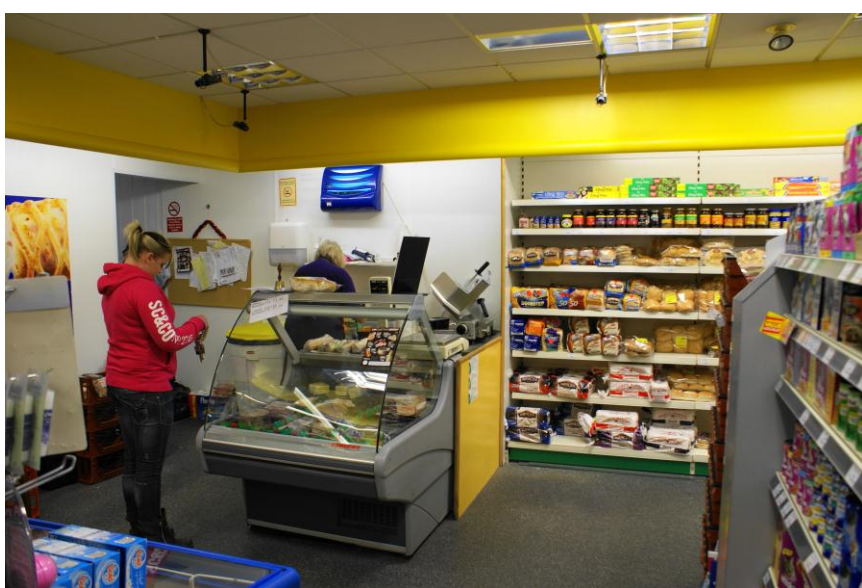


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Viewing: To ensure that your viewing arrangements are trouble free and our client can arrange to have the necessary time to show you around and answer your questions, please telephone this office on **0333 1234 311** let us know when you would like 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.

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