

Sales Particulars



Freehold or Leasehold Londis Convenience Stores with Off License and 2 Bed Flat Over

Carmarthenshire Ref: CS 174



Price

Freehold & Business: £465,000 plus stock at valuation

Leasehold: £130,000

Business: A large, busy and well established convenience stores with the benefit of an off license, newspapers and full lottery service. The shop operates under the Spar branding bringing the benefit of bulk purchase discounts and advertising. The business also has the benefit of a spacious 2 bed flat over the shop.

Location: The business is located in this popular coastal village very close to a large holiday park and the tourist attached of Kidwelly Castle, in the south west county of Carmarthenshire and occupies a corner plot.



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80, Windsor Village, Port Talbot SA12 7EY Tel: 0333 1234 311

Email: enquiries@arrowproperty.co.uk

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Financial Details:

The turnover is circa. £650,000 per year

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

Opening Hours:

Monday to Friday: 7.00am to 10.00pm
Saturday & Sunday: 8.00am to 10.00pm

Premises:

The spacious property consist on the ground floor of the retail area (with a total ground floor area of approx. 2,445 sq.ft.) equipped with ceiling air conditioning , suspended ceiling with integral lighting and a tiled floor. The shop is fully fitted out with the necessary shelving and racking.

Equipment includes:

Coffee machine
2 drinks display chillers
7 chilled drinks display units for alcohol
Ice cream display cabinet
3 upright chilled food display units
Triple ice cream display unit
Dairy chilled display unit
5 chilled cabinets

There is a storeroom with staff toilets, an office and a kitchen

Accommodation

The accommodation is accessed via a door to the front of the property. The first floor flat has two bedrooms, a kitchen, living room and bathroom.

Tenure:

Freehold

Rates: £2,250 per year

Leasehold rent: £30,000 per year

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/ 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



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