

Sales Particulars



'Town Centre Newsagents & Post Office with Lottery'

Carmarthenshire Ref NA 143



Price

Business & Property: £275,000 plus sav

Business: A very busy, staff run town centre newsagents with the benefit of a full lottery service, Paypoint machine, greeting cards, stationery tobacco and toys. The business has recently added a Post Office Counter and this is the only one in the town. .The business operates local and out of town newspaper deliveries

The business also has the benefit of a large 3 bedroomed flat over the shop.
Staff run by 1 full time manager and 3 part time staff, the business is easily managed.

Location: Well located in this large market town .The business is situated in the heart of the town centre on the main shopping street amidst a parade of mixed shops.

Financial Details:

Annual Sales: £450,000
Plus lottery & Paypoint commissions
Plus Post Office allowance of cica £25,000pa

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



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80 Windsor Village, Port Talbot A12 7EY Tel: 0333 1234 311

Email: enquiries@arrowproperty.co.uk

C B Archer trading as Arrow Business Sales

Opening Hours:

Monday to Saturday 7.00am to 7.00pm
Sunday 67.00am to 2.00pm

Premises

The extended property is mostly traditionally stone built on two levels. On the ground floor, the L shaped shop (approx.1, 200 sq ft) is well fitted out with trade shelving and racking. There is a suspended ceiling with integral lighting. The shop has a dedicated greeting cards section and a soft drinks display chiller. The shop has three electronic tills and a computerised newspaper delivery system. Two Post office counter positions
To the rear of the shop there is a storeroom and a staff toilet. Access to the rear leads to a paved garden with fish pond with further access to the rear parking area with space for four cars. The accommodation is accessed via steps from the garden.

Accommodation:

The accommodation is accessed via steps up from the garden that lead up to the UPVC entrance door. There is a large air conditioned lounge with a feature fireplace and American style open plan fitted kitchen with built in appliances.
Leading off are 3 bedrooms, two of which have walk-in wardrobes. The bathroom is fitted with a Jacuzzi and there is a laundry room.

Outside:

The rear garden is paved and has a fish pond and two out building used for storage.
There is access to the rear parking area and public car park.

Tenure:

Freehold

Business Rates: £2,000 per year

Rear view

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Fitted Kitchen



Lounge with fireplace



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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