

# Sales Particulars



## 'Town Centre Newsagents with Lottery'

Carmarthenshire Ref NA 143



### Price

**Business & Property: £365,000 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 also has the benefit of a large 3/4 bedroomed flat over the shop.

The business operates newspaper delivers within a one mile radius of the shop

Staff run by 1 full time, 2 part time and 2 casual 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: £600,000

Plus lottery & Paypoint commissions

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

### Opening Hours:

Monday to Saturday 6.00am to 7.30pm

Sunday 6.00am to 5.00pm



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M N Archer trading as Arrow Business Sales

## 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.

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.

## Tenure:

Freehold

Rates: £3,720 per year

## 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 3/4 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.

## Rear view



## Lounge with fireplace



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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 **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.

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