

SPARGO HOUSE
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STRICTLY PRIVATE AND CONFIDENTIAL

SPAR

SPAR, 82 ROYAL PARADE, PLYMOUTH, DEVON.

- * Superior city centre convenience store.
- * Prime high street shopping parade.
- * Impressive and fully equipped air-con. Sales shop (approx. 1,200sqft).
- * Turnover approx. £749,670 with Gross Profit of £180,733.
- * Company owned store. Fully staffed.
- * Perfect husband and wife or family run concern.
- * Unique opportunity. Viewing recommended.



This highly profitable and well established convenience store occupies a prime trading position at the bottom end of Royal Parade in the heart of Plymouth's city centre. Royal Parade, itself, is a thriving shopping parade and arguably one of Plymouth's best known streets. There are a full and varied selection of businesses represented within the parade, including Dingles, Debenhams, TK Maxx, Argos and Lloyds Bank. It is the main drop-off and pick-up point for buses servicing the city centre and, as a result, enjoys a high level of pedestrian traffic. Immediately opposite is Plymouth Civic Centre and Plymouth's Theatre Royal and the business consequently enjoys an excellent and highly profitable year round trade.

Plymouth, with a population of over 250,000 is the largest city in the West Country. Largely rebuilt since World War II it is now a thriving industrial and commercial centre and is still one of the Royal Navy's principal base and warship repair dockyards. The city has excellent educational, recreational and entertainment facilities and access to the rest of the country is gained by road via the A38/M5 motorway and by rail. Europe is also accessible by the car/passenger ferry which is operated from its terminal at Millbay Docks.

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact, and intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of these statements. The vendors or lessors do not make or give Huntley & Partners nor any person in their employment, any authority to make or give any representation or warranty whatsoever in relation to this property.

The property is lock-up and briefly comprises a modern 1,200sqft air-conditioned sales area, which is comprehensively fitted and equipped. Internally, there are a range of ancillary store, office and staff facilities. An early viewing appointment is strongly recommended to fully appreciate the quality and appeal of this busy convenience store, which is felt would ideally suit a fully involved husband and wife or family team.

THE ACCOMMODATION (ALL DIMENSIONS APPROXIMATE)

GROUND FLOOR

SALES SHOP (Approx. 1,200sqft) An impressive double fronted sales shop with illuminated external display signage, automated sliding glazed doors, ceramic tiled floor and suspended ceiling with diffused lighting. Extensively equipped with 10m Arneg open deck dairy unit, 5m Arneg open decked licensed refrigeration deck, custom-built service counter with three service positions with full Epos scanning systems, tobacco gantry, range of adjustable displays shelving, magazine display racking, Maxi vision ice-cream conservator, two central tiered adjustable display gondolas, Costa Express coffee machine, National Lottery terminal (Camelot property), various individual display stands, digital CCTV system and burglar alarm.

STOCKROOM With range of stock shelving, delivery doors to rear and stairs to:-

LOWER GROUND FLOOR

STOCKROOM **MANAGER'S OFFICE, STAFF TOILET, SECURITY STORE** and **CASH ROOM** with safe.

OUTSIDE To the rear is delivery access.

SERVICES We understand that all main services are available to the property. The premises are protected by a digital CCTV system with a burglar alarm.

THE BUSINESS

TRADE is that of a **THRIVING CITY CENTRE CONVENIENCE STORE** which enjoys a prime high street trading position in the heart of Plymouth's city centre. The unit trades under the **SPAR** banner offering extensive range of convenience style groceries and provisions, sandwiches, baguettes, chilled foods, beers, wines and spirits, minerals, tobacco, household and chemist sundries, newspapers and magazines, confectionary, etc. The shop is also an agent for the **NATIONAL LOTTERY** with a full terminal in place.

The unit is **COMPANY OWNED** and was actually established by our clients in 2001 and is now only **OFFERED FOR SALE** due to our clients other business interests and commitments. Whilst the unit currently trades with Spar there is no contractual agreement to do so and new owners might choose to operate the business under a different trading format.

We understand that the **CURRENT OPENING HOURS** are from 7am till 10pm Monday to Thursday, 7am till 11pm Friday and Saturday and 8am till 10pm on Sundays.

The business is well established and enjoys and **EXCELLENT YEAR ROUND TRADE**. We understand that the **TURNOVER** for the year ending 31st July 2017 amounted to £749,670, achieving a **GROSS INCOME** of approximately £180,733. We understand that the **CURRENT TURNOVER** amounts to approximately £14,000 - £15,000 per week. We understand that the **WHOLESALE NEWS BILL** amounts to approximately £1,000 per week from counter sales only. The lottery terminal generates approximately £4,000 per week in sales. In addition, **PAYPOINT** sales amount to approximately £18,000 - £20,000 per week. Is it envisaged that the planned redevelopment of both Derrys Cross and the Civic Centre into hotel, flat and student accommodation will prove to be a benefit to the shop and help to increase future trading levels. Additional trading figures will be made available to serious prospective buyers once they have actually inspected the premises.

We understand that **STOCK** to be taken over at valuation upon completion should amount to approximately £26,000 - £30,000.

TENURE We understand that the premises are held on a new 5 year lease from 2016 at a current rent of £25,000 per annum, exclusive of rates, subject to rent reviews every third year, with the tenant responsible for internal and shop front repairing and insuring covenants.

This is a unique opportunity to acquire a highly profitable and well established convenience store which, whilst at present company owned, is felt would ideally suit an active husband and wife or family operation under which is a most profitable and lucrative return could be enjoyed.

PRICE: LEASEHOLD £49,950 **SAV** **SOLE AGENTS**

IMPORTANT NOTE: The shop is available on a **STRICTLY PRIVATE AND CONFIDENTIAL** basis. Under **NO CIRCUMSTANCES** is an approach to be made direct to any staff as they are unaware of the potential sale.

ESTATE AGENCY'S ACT Under the terms of the Estate Agency's Act we would declare that one of the partners within Huntley and Partners LLP has an interest in the business.

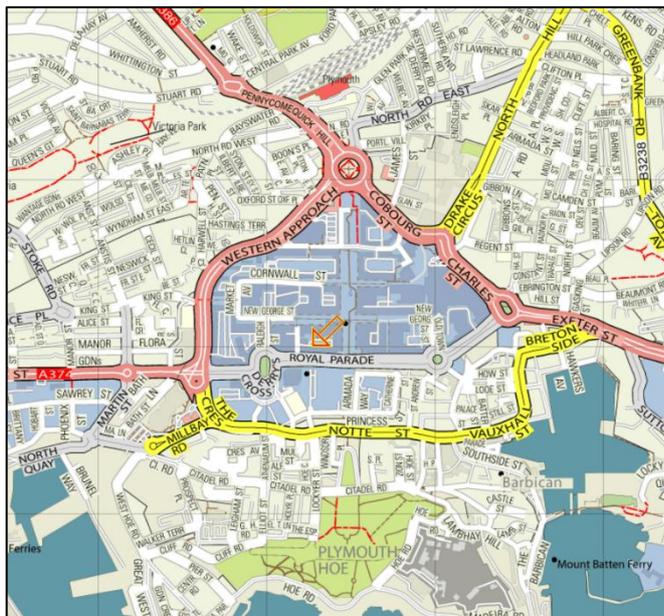
Unless otherwise stated all rental figures and asking prices quoted in the above details are exclusive of any Value Added Tax that might be applicable.

VIEWING This business is available on a **STRICTLY PRIVATE AND CONFIDENTIAL** basis. As it is company owned the staff are unaware that it is for sale and our clients require that **all viewings must be arranged by prior appointment through our offices**. Telephone now on **PLYMOUTH (01752) 20 60 20** (24hr answering service) when we will be pleased to make all your appointments for you, and bring you up-to-date with the newly listed businesses.

PROFESSIONAL SERVICES We are also **Specialists in Valuations** for all purposes, **Rent Reviews, Lease Renewals, Rating, Compensation, Planning, Property Management and Auctions**. Contact our team of professionally **Qualified Surveyors, Valuers and Auctioneers** for all your requirements. Telephone us now on **PLYMOUTH (01752) 20 60 20** (24hr answering service).

MORTGAGES Contact our offices now for all your mortgage requirements. Plymouth (01752) 20 60 20.

LOCATION MAP



PHOTOGRAPHS

