

SPARGO HOUSE
10 BUDSHEAD WAY
PLYMOUTH PL6 5FE

tel: 01752 20 60 20
fax: 01752 20 60 26

e-mail:
enquiries@huntleyandpartners.com
Website:
www.huntleyandpartners.com

Q04PSG

Ref No: G.2108

C AND J BROWN NEWSAGENTS

26 THURLESTONE WALK, LEIGHAM, PLYMOUTH, PL6 8QE

- * Thriving newsagents, confectioners and tobacconist.
- * Popular shopping precinct serving large residential suburb.
- * Modern well equipped lock-up premises.
- * Turnover approx. £260,000 with GP approx. 21%.
- * Wholesale News Bill approx. £1,500 per week.
- * Comfortably run concern with healthy profit.
- * Secure lease, rent only £4,000 per annum.
- * Viewing strongly recommended.



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.

This thriving and well established retail concern occupies an enviable trading position in this small but busy shopping precinct serving the large and popular residential suburb of Leigham in Plymouth. There is a pub, convenience store and Chinese in the precinct and this is serviced by a large public car park and, consequently, the business enjoy a consistent and 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 lock-up and briefly comprise a smart well equipped sales shop together with stockroom, staff kitchen and toilet. An early viewing appointment is strongly recommended.

THE ACCOMMODATION (ALL DIMENSIONS APPROXIMATE)

GROUND FLOOR

SALES SHOP (Approx. 400sqft – 37.16sqm) A smart and comprehensively fitted sales area with commercial floor covering, fluorescent lighting, range of adjustable display shelving to walls, free standing central display unit, three upright glass fronted drinks display cabinets, individual display stands, range of newspaper and magazine display racking, lottery terminal (Camelot property), service counter, confectionary stands, tobacco gantry, tiered card display stands, digital cash register, PayPoint terminal, CCTV security system and various individual display stands and racking.

STOCKROOM With range of stock shelving.

STAFF/STOCKROOM With sink unit with cupboard under, heater over.

STAFF TOILET

OUTSIDE The precinct is serviced by a large free public car park.

SERVICES We understand that all main services are available to the property.

THE BUSINESS

TRADE is that of a **BUSY AND WELL ESTABLISHED NEWSAGENTS, CONFECTIONERS AND TOBACCONISTS** which enjoys an enviable trading position in this thriving shopping precinct serving this large residential area of Plymouth. The business has been in the **PRESENT HANDS** for the past four years and is only now **OFFERED FOR SALE** due to the ill health of the proprietor.

The business is **CURRENTLY RUN** by one full-time owner together with the assistance of her daughter and part-time staff (including seven paperboys), producing a **WAGE BILL** of approximately £455 per week. It is felt that the business could be comfortably run by an active husband and wife team which would reduce wage costs significantly if operated on this basis.

We understand that the **CURRENT OPENING HOURS** are from 6am till 5.30pm Monday to Friday, 6.30am till 5.30pm on Saturday and on Sundays from 7am till 12 noon.

The business is **WELL ESTABLISHED** enjoys an **EXCELLENT AND CONSISTENT YEAR ROUND TRADE** serving the surrounding residential area. We understand that the **TURNOVER** for 2017 amounted to approximately £260,000 net of VAT, achieving a **GROSS PROFIT** of approximately 21%. We understand that the current **WHOLESALE NEWS BILL** amounts to approximately £1,500 per week and, at present, seven local rounds are undertaken. The current rent on the unit is only £4,000 per annum and there are no business rates payable which help to enhance the **NET TRADING PROFIT** of the business. 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 £6,000 - £8,000.

TENURE We understand that the premises are held on a renewable six year lease at a current rent of £4,000 per annum, exclusive of any rates, subject to rent reviews every third year, with the tenant responsible for internal repairing and insuring covenants. The landlords are Plymouth Community Homes and we understand that a new lease can be made available to a prospective buyer if required.

BUSINESS RATES As mentioned, the premises are exempt from business rates.

An ideal opportunity to acquire a well established and profitable retail concern with a consistent and profitable year round trade ideally suited to an active husband and wife team.

PRICE: LEASEHOLD OFFERS IN THE REGION OF £39,950 SAV **SOLE AGENTS**

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 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 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

