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Ref No: M.3385

ECLECTIC INTERIORS

29A DEVONPORT ROAD, STOKE, PLYMOUTH, PL3 4DJ.

- * *Chalk paint dealer and interiors shop.*
- * *Enviably main road position in busy shopping parade.*
- * *Attractive newly fitted and equipped sales shop with workshop, stockroom, kitchen and w.c.*
- * *Well established and growing trade.*
- * *Turnover approx. £91,000 per annum with Net Profit approx. £17,600 per annum.*
- * *Comfortably run with genuine potential.*
- * *Viewing 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.

Eclectic Interiors occupies a prominent main road trading position in Devonport Road as it runs through "Stoke Village" an established and thriving shopping centre which serves the popular residential and commercial areas of Stoke and Devonport. There are a full and varied selection of businesses represented nearby and these include pubs, takeaways, post office, laundrette, estate agents, bakery, convenience stores, florist etc. There is also a free public car park within comfortable walking distance and consequently the business has a consistent 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 basically comprise an attractive and well-appointed sales area, newly refitted and refurbished with secondary display area, workshop, stockroom, staff kitchen, outside toilet and enclosed yard. An early viewing appointment is highly recommended to fully appreciate the location, appeal and undoubted potential of this comfortably run retail concern.

THE ACCOMMODATION (ALL DIMENSIONS APPROXIMATE)

GROUND FLOOR

SALES SHOP (approx. 400ft² - 37.16m²) An attractive double-fronted sales shop with stripped wooden floor, spotlighting, custom-built paint display shelving to walls, reception desk, telephone point and access through to:

INNER LOBBY Also serves as an ancillary store area, with access through to:

SALES DISPLAY AREA 2 (approx. 200ft² - 18.58m²) With stripped wooden floor, spotlighting, shelving and access to:

STAFF KITCHEN With range of wall and floor cupboard units, stainless steel sink unit and door to outside.

WORKSHOP/ STORE Located off the inner lobby with range of stock shelving.

OUTSIDE To the rear is an enclosed courtyard area with outside toilet.

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

THE BUSINESS

TRADE is that of a **CHALK PAINT DEALER AND INTERIORS SHOP** which enjoys an enviable main road site in a busy shopping parade serving a popular residential suburb of Plymouth. The business is the official **AUTENTICO** paint dealer for Plymouth, the world's most advanced paint company selling a large range of chalk and lime paints, waxes and Autentico sundries. They currently also stock a range of refurbished furniture, painted in a variety of stunning Autentico colours.

The business is **CURRENTLY RUN** by a husband and wife team, currently operating on a comfortable six day week from 9am to 5pm Monday to Friday and from 10am to 4pm on Saturdays. As mentioned, our clients are the official Autentico dealers for Plymouth and this will be passed on to any prospective buyer. Autentico do offer a one day training course to familiarise a prospective buyer with their range of products.

The business is well established and enjoys a growing year round trade. We understand that the **TURNOVER** for the year ending 1 April 2016 was approximately £90,112, achieving a **NET PROFIT** for the period of approximately £17,600. Our clients are keen to stress that they are looking to retire and that they choose to operate the business to suit their own personal requirements and it is felt that, under new and enthusiastic ownership, there is genuine potential to build on the existing trade and increase future income and profits. Additional trading figures will be made available to serious buyers once they have actually inspected the business.

Our clients have an informative website that can be viewed at www.eclecticathome.co.uk, which is well ranked on Google. This website will also be included in the purchase.

We understand that **STOCK** to be taken over at valuation upon completion should amount to approximately £3,500.

BUSINESS RATES For information on the rates applicable to these premises, please visit the Valuation Office website (www.voa.gov.uk).

TENURE We understand that the business is held on a 10 year lease from 2015 at a current rent of £550 per calendar month, exclusive of rates, subject to rent reviews every 3 years, with standard repairing and insuring covenants. There is a 5 year break clause in the lease agreement.

PRICE: LEASEHOLD OFFERS £14,950 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



ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate
Non-Domestic Building

29a, Devonport Road
PLYMOUTH
PL3 4DJ

Certificate Reference Number:
0290-0534-1409-9896-7006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

84

◀ This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel: Grid Supplied Electricity
 Building environment: Heating and Natural Ventilation
 Total useful floor area (m²): 69
 Building complexity (NOS level): 3
 Building emission rate (kgCO₂/m²): 95.48

Benchmarks

Buildings similar to this one could have ratings as follows:

27

If newly built

78

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

PHOTOGRAPHS

