



G&D CONVENIENCE STORES, 376 NEW ROAD, SALTASH, PL12 6HW

Enviably main road location sought-after South East Cornwall town. Smart lock-up premises with modern fully equipped sales shop, stockrooms and WC. Turnover approximately £5,500 to £7,000 per week with Gross Profit approx. 23%. Excellent potential. LEASEHOLD BUSINESS TRANSFER. Rent only £583pcm. Highly recommended.

- **BUSY NEIGHBOURHOOD CONVENIENCE STORE**
- **ENVIALE MAIN ROAD POSITION**
- **POPULAR RESIDENTIAL AREA**
- **WELL FITTED/EQUIPPED SHOP UNIT, STOCKROOM & WC**
- **T/O APPROX. £5,500 - £7,000 PW WITH G.P. APPROX. 23%**
- **LEASEHOLD WITH RENT ONLY £583 PCM**
- **IDEAL FAMILY RUN BUSINESS**

LEASEHOLD BUSINESS TRANSFER - OIRO £59,950 SAV

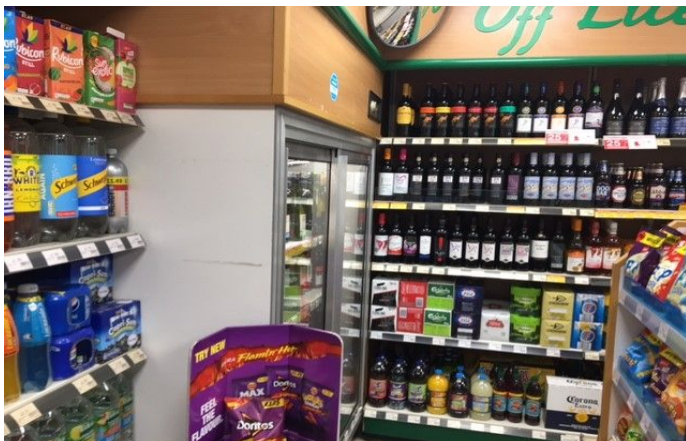
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HUNTLEY & PARTNERS

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LOCATION:

Saltash lies within South East Cornwall and has a population of around 15,000. It was built on a steep hill above the banks of the River Tamar and, in turn, is dominated by the Royal Albert Railway Bridge and the Saltash Road Bridge, which provides a gateway between Cornwall and Devon. Its old houses in the ancient part of the town contrast with the new estates that have been built to house the many commuters who travel to and from Plymouth on a daily basis.

DESCRIPTION:

This convenience store occupies a prominent main road trading position serving this popular residential area of Saltash, within a mile or so of the main town centre. New Road itself is a busy thoroughfare and this, combined with the local resident population, has helped to ensure a consistent year round custom for the business. The premises are lock-up and briefly comprise a smart and fully equipped sales shop, with stockroom and WC. An early viewing appointment is recommended to appreciate the location and undoubted future trading potential of the unit.

SCHEDULE OF ACCOMMODATION:

GROUND FLOOR

SALES SHOP (8.3m x 6m) A modern and well presented sales area with tiled floor, suspended ceiling, comprehensive range of display shelving, sales gondolas, CCTV security system, service counter, EPOS digital till, tobacco gantry, cash machine, double-door off-licence display chiller, double-door glass fronted chilled unit, chilled drinks dairy deck, pasty cabinet, newspaper and magazine display stand, double-door Coca-Cola refrigeration unit, Monster Drinks fridge, Camelot lottery machine, glass topped chest freezer, confectionary and crisp displays.

STOCKROOM (8.3m x 5m) Located below shop with compressor range of stock shelving.

STAFF WC

OUTSIDE There is dedicated on-street parking directly outside the premises. To the front of the unit is a small patio and bin store area.

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

BUSINESS:

TRADE is that of a **CONVENIENCE STORE** which enjoys an enviable main road position in the heart of this popular residential area of Saltash. **TRADING LINES** include a wide range of general groceries and provisions, beers, wines and spirits, newspapers and magazines, dairy produce, frozen foods, tobacco, household and chemist sundries etc. The shop is also an agent for the **NATIONAL LOTTERY**.

We understand that the **OPENING HOURS** are from 8.00am – 8.00pm Monday to Saturday and on Sunday from 9.00am – 6.00pm.

BUSINESS [CONT.]:

The business enjoys an **EXCELLENT YEAR ROUND TRADE** covering the surrounding residential and commercial area, together with additional passing trade. We understand that the **TURNOVER** amounts to approximately £5,500 to £7,000 per week, achieving a **GROSS PROFIT** of approximately 23%. Additional trading figures can be made available to serious prospective buyers once they have actually inspected the premises.

An excellent opportunity to acquire a busy and well established convenience store which has for years enjoyed a consistent year round trade.

TENURE / LEASE TERMS:

The unit is held on a 6 year lease, with a current rent of £583 per month, excluding rates, rent reviews every 3 years and subject to the standard repairing and insuring covenants.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £6,100. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

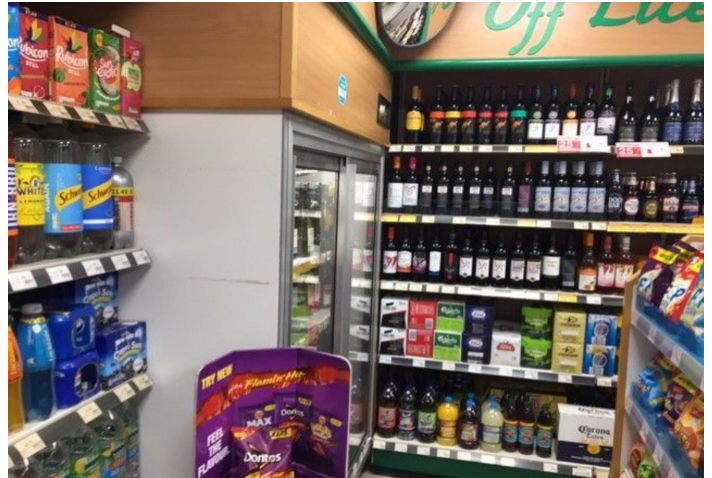
The Energy Performance Rating for this property is E (104).

VIEWING AND CONTACT INFORMATION:

Strictly through Huntley & Partners. Please contact:-

Paul Goss on 07570 384544, 01752 206020
Email pg@listers.uk.com

Brian Hasell on 07570 384518, 01752 206020
Email bh@millers-commercial.co.uk



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ANTI-MONEY LAUNDERING REGULATIONS: A successful tenant/buyer will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

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