

DUNNETS LOCAL

17 SAUNDERS WALK, SOUTHWAY, PLYMOUTH, DEVON, PL6 6NZ

- Busy neighbourhood convenience store
- Unopposed trading location serving popular residential estate
- Lock-up premises with comprehensively fitted sales shop, stockroom and WC
- Turnover approx. £260,000 per annum net VAT
- Genuine potential for future growth
- Secure lease with rent only £167 per calendar month
- Well established business, viewing highly recommended



This well-established convenience store occupies an enviable, unopposed trading position servicing the popular and densely populated residential estate of Southway, approximately 4km west of the main city centre of Plymouth. The surrounding area is a mixture of both private and Council owned accommodation and the business enjoys a consistent and loyal year-round trade.

Plymouth, with a population of over 264,000 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 car/passenger ferry which is operated from its terminal at Millbay Docks.

The premises are lock-up and briefly comprise a comprehensively fitted sales shop with stockroom/office and separate WC. An early viewing appointment is strongly recommended to appreciate the location and future trading potential of this unopposed neighbourhood convenience store.

THE ACCOMMODATION (ALL DIMENSIONS APPROXIMATE)

GROUND FLOOR [GIA Approx 50sqm]

SALES SHOP A well-appointed and comprehensively fitted sales shop with external display signage, tiled floor, fluorescent lighting, range of tiered adjustable shelving to walls, central tiered display gondola, 2 glass topped chest freezers, card display unit, 3 glass fronted upright dairy display cabinets, off-licence display section, dairy deck, crisp stand, double door Coca-Cola unit, confectionery stand, tobacco gantry, service counter, Pay Point unit and digital till system (on hire). Access to:-

STOCKROOM/OFFICE With range of shelving, fluorescent lighting, back-up refrigeration, Slush Puppy machine, microwave, bake-off oven (free loan) and glass fronted chiller unit.

OUTSIDE Separate WC and enclosed storage yard area.

SERVICES We understand that mains water, electricity and drainage are connected to the property. The premises have the benefit of a CCTV security system.

THE BUSINESS

TRADE is that of a **BUSY AND WELL-ESTABLISHED CONVENIENCE STORE** which enjoys an enviable, unopposed trading position serving this densely populated residential estate in Plymouth.

TRADING LINES include a range of general groceries and provisions, beers wines and spirits, dairy produce, frozen food, confectionary, tobacco, cards, bread and cakes etc. The business is also an agent for **PAYPOINT**.

The business has been in the **PRESENT HANDS** since 2022 and is now only **OFFERED FOR SALE** due to personal reasons.

The business is **CURRENTLY RUN** by one proprietor together with a pool of 3 part-time staff. It is felt that it would ideally suit an active family partnership. We understand that the **CURRENT OPENING HOURS** are from 8.00am to 8.00pm Monday to Saturday and on Sundays from 9.00am to 8.00pm.

The business has the benefit of an **OFF-LICENCE**.

The business enjoys a **BUSY AND CONSISTENT YEAR-ROUND TRADE** serving the surrounding residential community.

We understand that the **TURNOVER** for the year ending 31 October 2024 was approximately £259,775, achieving a **GROSS PROFIT** of approximately £52,969. We understand that the **AVERAGE WEEKLY SALES** amount to approx. £5,000. It is felt that under new and enthusiastic ownership there is genuine potential for growth to further increase sales. 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 £7,000 - £10,000.

TENURE We understand that the premises are held on a six-year Lease from July 2022 at a current rent of £167 per calendar month, exclusive of rates, subject to rent reviews every third year, with the tenant responsible for internal and shop front repairing and insuring covenants. We understand that the Landlords are Plymouth Community Homes Trust. For fuller details please contact the agents.

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

An ideal opportunity to acquire a busy neighbourhood convenience store with an established year round trade, yet offering scope for future development under new and enthusiastic ownership.

Price :: Leasehold : £37,000.00 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.



