



READS DIY, RISING SUN, 134 EGGBUCKLAND ROAD, PLYMOUTH, PL3 5JT

WELL ESTABLISHED IRONMONGERS AND DIY STORES. Main road position popular residential suburb of Devon city. Converted stables providing well equipped sales shop, office, WC and stockroom. Traditional and reputable business with consistent year round trade. Retirement sale after 38 years. FREEHOLD OIRO £95,000 SAV SOLE AGENTS. LEASE option available – Premium/Rental – OFFERS INVITED.

- **TRADITIONAL IRONMONGERS AND DIY STORE**
- **MAIN ROAD POSITION POPULAR RESIDENTIAL SUBURB**
- **WELL EQUIPPED SALES SHOP, OFFICE, STOCKROOM AND WC**
- **WELL ESTABLISHED BUSINESS**
- **CONSISTENT YEAR ROUND CUSTOM**
- **RETIREMENT SALE AFTER 38 YEARS**

BUSINESS TRANSFER - FREEHOLD OIRO £95,000 SAV SOLE AGENTS

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HUNTLEY & PARTNERS

Miller Commercial 

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PROPERTY CONSULTANTS

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VALUERS LIMITED



LOCATION:

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 the car/passenger ferry which is operated from its terminal at Millbay Docks.

DESCRIPTION:

This reputable and well established business occupies a prominent main road trading position in Eggbuckland Road serving this popular and highly sought after residential suburb of Plymouth. It adjoins a popular pub and other businesses represented nearby include a Tesco filling station, Morrisons Daily, a bakery, post office and chemist. Consequently, the business enjoys a consistent and steady year round trade. The premises are believed to date back to the late 1800s and were originally used as a stable block. In the 1950s it was converted to a general store and fruit and veg shop, and later to an ironmongers and DIY store. The unit comprises a well equipped sales shop with office, stockroom and WC.

The property has been rewired and has security lighting, smoke alarms and a new slate mono-plane roof. An early viewing appointment is highly recommended to fully appreciate the charm and appeal of this well established trading concern.

SCHEDULE OF ACCOMMODATION:

GROUND FLOOR

SALES SHOP Traditional and comprehensively fitted shop with tiled floor, fluorescent lighting, display shelving to walls, individual display units and stands, service counter and till. Access to :-

OFFICE/WORKSHOP With bench grinder, two key cutting machines and desk.

STOCKROOM With shelving, sink unit with hot water heater over, stairs to upper floor storage area and access through to:-

STAFF WC

OUTSIDE To the front of the property there is space for various outside display stands and units.

SERVICES We understand that mains water, electricity and drainage are connected to the property. The premises have security lighting and a smoke alarm system.

BUSINESS:

TRADE is that of a **TRADITIONAL AND OLD ESTABLISHED IRONMONGERS AND DIY STORE** which enjoys an enviable main road trading position serving this highly popular and sought after residential area of Plymouth. The shop offers an extensive selection of **TRADING LINES** ranging from tools and timber supplies through to hardware, garden and pet supplies.

BUSINESS [CONT]:

It also offers a variety of services including key cutting, dry cleaning, knife sharpening and engraving. Our clients have an informative website which can be viewed at: <http://www.reads-diy.co.uk>.

The business has been in the **PRESENT HANDS** for 38 years and is only now **OFFERED FOR SALE** due to the vendor's wish to retire.

The business is **CURRENTLY RUN** by one full-time proprietor who at present chooses to open 4 ½ days per week.

We understand that the **CURRENT OPENING HOURS** are from 9.00am to 5.00pm Tuesday, Thursday, Friday and Saturday and on Wednesdays from 9.00am to 1pm.

The business is **WELL ESTABLISHED** and enjoys an enviable reputation with a steady year round trade. As an independent DIY store and ironmongers, it offers a varied range of stock and services for its customers.

We understand that the **ANNUAL TURNOVER** for the year ending 31 March 2025 amounts to approximately £42,363, with a **HEALTHY GROSS PROFIT**. Additional trading figures can 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 £20,000 - £22,000.

A unique opportunity to acquire what is arguably Plymouth's oldest and longest trading DIY shop and ironmongers.

TENURE / LEASE TERMS:

Freehold.

Alternatively our client will consider disposing of the business with the benefit of a new lease. Our client will consider a realistic offer for rent and premium and is willing to incorporate an option into any lease agreement whereby the freehold can be purchased by the tenant. For fuller details please contact the agents.

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 D (96).

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.

**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.

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@miller-commercial.co.uk

AGENTS NOTE: Huntley & Partners and Listers Property Consultants Ltd for themselves and for the Vendor/s or lessor/s of this property give notice: [a] These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: [b] No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: [c] None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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