



FREEMANS CONVENIENCE STORE, 271 RINGMORE WAY, WEST PARK, PLYMOUTH, PL5 3RJ

THRIVING CONVENIENCE STORE.

Located in an excellent unopposed trading position large residential estate Plymouth. Modern lock-up premises comprehensively fitted/equipped throughout. Sales shop, stockroom/office, WC and yard. Well established business. Turnover approx. £256,000pa. Adjusted Net Profit before wages approx. £76,650pa. Comfortable hours. Genuine potential. LEASEHOLD BUSINESS TRANSFER. Rent only £4,500 per annum. Viewing recommended.

- **PROFITABLE CONVENIENCE STORE**
- **UNOPPOSED TRADING POSITION**
- **LOCK-UP PREMISES COMPREHENSIVELY FITTED/EQUIPPED**
- **SALES SHOP, STOCKROOM/OFFICE AND WC**
- **T/O APPROX. £256,000PA**
- **ANP BEFORE WAGES APPROX £76,650PA**
- **SECURE LEASE RENT ONLY £4,500 PER ANNUM**
- **RETIREMENT SALE - GENUINE POTENTIAL FOR GROWTH**

LEASEHOLD BUSINESS TRANSFER OIRO £99,500 SAV SOLE AGENTS

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PROPERTY CONSULTANTS

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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 popular and well established convenience store occupies an enviable unopposed trading position serving this large residential estate in West Park, approximately 4km north of the main city centre of Plymouth. The surrounding area is a mixture of both private and council owned accommodation and consequently the business enjoys a consistent and loyal year round trade.

The premises are lock-up and briefly comprise a comprehensively fitted and equipped sales shop with stockroom, enclosed yard and outside WC. An early viewing appointment is strongly recommended to fully appreciate the location and undoubted future trading potential of this unopposed profitable convenience store.

SCHEDULE OF ACCOMMODATION:**GROUND FLOOR** [Approx. 50.5sqm total]

SALES SHOP Smart and comprehensively fitted sales shop with extensive range of adjustable display shelving to walls, central tiered display gondola, three glass topped chest freezers. CCTV security system, service counter, PayPoint machine, digital till, off-licence display section, ice drink machine, National Lottery terminal, two upright chillers, card display stands, confectionary trays and various individual display stands and racking.

SMALL OFFICE/INNER HALLWAY With CCTV system, alarm panel and access through to :-

STOCKROOM With range of stock shelving, turbofan bake-off oven and sink unit with electric heater over.

OUTSIDE Directly to the front and the side of the property is a forecourt area with disabled ramp providing access to the shop. To one side of the forecourt is an "InPost" parcel locker facility. To the other side of the forecourt is an enclosed yard with cardboard box, storage shed and outside WC.

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

BUSINESS:

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

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

The business has been in the same **FAMILY OWNERSHIP** since 1969 when the premises was built. It has been run the current proprietor since 1975 and is now only **OFFERED FOR SALE** due to the vendors wish to retire.

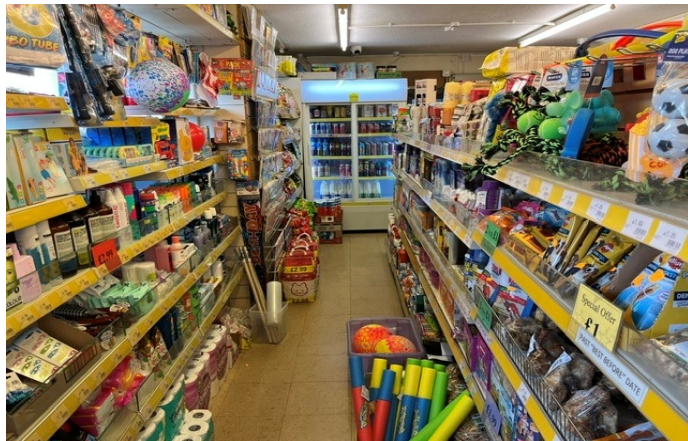
The business is **CURRENTLY RUN** by staff, with the current proprietors taking a primarily supervisory role in the day-to-day operation of the business. At present, they currently employ four members of staff which produces a current **WAGE BILL** of approximately £1,150/week. However, it is felt that the business might suit an active family team and if were operated on this business in the future, a significant saving could be made on the current wage costs to improve future profitability.

We understand that the **CURRENT OPENING HOURS** are from 9.00am to 8pm Monday to Saturday and Sunday from 10.00am to 5.00pm. these reasonably comfortable hours are purely down to the proprietor's choice and it is felt that there is genuine potential to increase hours under new and enthusiastic ownership to increase trading profits in the future.

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

The business is **WELL ESTABLISHED** and enjoys a consistent and profitable year round trade serving the surrounding residential community.

We understand that the **ANNUAL TURNOVER** for the year ending 31 March 2026 amounts to approximately £255,831, achieving a **GROSS PROFIT** of approx. £89,626 (i.e. approx. 35%) which in turn produced a **STRONG NET PROFIT** prior to staff wages of approx. £76,644. Additional trading figures can be made available to serious prospective buyers once they have actually inspected the premises.



BUSINESS [CONT]:

We understand that **STOCK** to be taken over at valuation upon completion should amount to approximately £14,000.

This is an excellent opportunity to acquire a well established convenience store in an unopposed trading position enjoying a consistent year round trade yet offering scope for future development under new and enthusiastic ownership.

TENURE / LEASE TERMS:

We understand that the premises are held on a six year commercial Lease from February 2025 at a current rent of £4,500 per annum, exclusive of rates, subject to rent reviews every 3rd year, with the tenant responsible for the standard repairing and insuring covenants. A deposit or other security may be required subject to covenant status.

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 £5,200. 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 C (59).

VIEWING AND CONTACT INFORMATION:

Strictly through Huntley & Partners. Please contact either:-

Paul Goss on 07570 384544, 01752 206020

Email pg@listers.uk.com

Brian Hasell on 07570 384518, 01752 206020

Email bh@millar-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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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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