



QUAY NEWS, 183A PLYMSTOCK ROAD, ORESTON, PLYMOUTH, PL9 7LW

Excellent unopposed trading position popular waters' edge suburb of Plymouth. Detached property with smart fully equipped sales shop, stockroom, WC and parking. Turnover approx. £400,000 per annum. Net profit approx. £63,000 per annum. Excellent potential. Retirement sale after 34 years. New lease available. Flexible terms and realistic rent. Viewing essential. Quay News represents an excellent opportunity to acquire a thriving and well established convenience store in an unopposed trading position in this popular and sought after water's edge residential suburb of Plymouth.

- **THRIVING AND PROFITABLE CONVENIENCE STORE**
- **UNOPPOSED TRADING POSITION IN WATER'S EDGE SUBURB**
- **LOCK-UP UNIT COMPREHENSIVELY FITTED AND EQUIPPED**
- **SALES SHOP, STOCKROOM/OFFICE, STORAGE AND WC**
- **T/O APPROX. £390,000PA , N.P. APPROX £63,000PA**
- **EXCELLENT POTENTIAL. RETIREMENT SALE AFTER 34 YEARS**
- **NEW LEASE AVAILABLE, FLEXIBLE TERMS, REALISTIC RENT**
- **ENERGY PERFORMANCE RATING - B [39]**

LEASEHOLD BUSINESS TRANSFER OIRO £150,000 SAV SOLE AGENTS

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LOCATION: Oreston has a population of approx. 3,500 and forms part of Plymstock, which is one of the major suburban areas of the city of Plymouth.

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 thriving and popular convenience store occupies an excellent and unopposed trading position serving the popular and sought after water's edge residential suburb of Oreston in Plymouth. The property is close to the water's edge and harbour areas of Turnchapel and has a small dock and free public slipway. Consequently the business enjoys an excellent and consistent year round trade serving the surrounding residential community.

The premises are detached and are believed to date back to the mid 1800s, of stone construction with painted elevations under a newly pitched roof clad with slate. In brief, the property comprises a smart well appointed retail shop area with stockroom and WC to the ground floor together with a first floor area which is partially boarded and utilised for additional storage purposes. The shop is comprehensively fitted and equipped throughout. To the front and side of the property is a car parking area which can accommodate approx. 6-7 vehicles. An early viewing appointment is essential to fully appreciate the location and appeal of this well established, highly profitable concern.

SCHEDULE OF ACCOMMODATION:

GROUND FLOOR

SALES SHOP [Approx 55sqm] A smart single fronted sales shop with external display signage, comprehensively fitted and equipped throughout, commercial floor covering, fluorescent lighting, extensive range of display shelving to walls, central tiered display gondola, dairy deck, ice-cream conservator, off-licence display section, chilled drinks unit, magazine display racking, chilled off-licence display units, single-glazed upright refrigerated display units, Lottery stand, service counter with EPOS till system, tobacco stand and PayZone terminal, wall-mounted air-conditioning unit.

STOCKROOM/OFFICE [Approx 4.6sqm]

SEPARATE WC With wash hand basin.

FIRST FLOOR [Approached via a hatch with dropdown ladder to the front of the sales shop]. This first floor storage area extends the length of the shop and which is partially boarded and utilised for general storage purposes.

OUTSIDE To the front of the property is a forecourt parking area which extends to the right-hand side of the building providing valuable car parking space for approx. 6-7 vehicles. There is also an additional small yard area to the rear.

NOTE: Overall plot size approx. 192sqm.

SERVICES: We understand that the property benefits from mains water, electricity and drainage. An air-conditioning unit provides cooling and heating facilities. We understand that the premises are protected by a CCTV security system.

BUSINESS: TRADE is that of a thriving and highly profitable convenience store which enjoys an enviable unopposed trading position in the heart of this popular and sought after water's edge residential suburb of Plymouth.

TRADING LINES include a wide range of general groceries and provisions, beers wines and spirits, newspapers and magazines, dairy produce, frozen food, tobacco, confectionary and sweets, cards, bread and cakes. The business is also an agents for the **NATIONAL LOTTERY, PAYZONE** and **EVRI**. The business has the benefit of an **OFF LICENCE**.

The business has been in the **PRESENT HANDS** since 1992 and, during our client's ownership, they have made numerous improvements to the property and shop, which is only now **OFFERED FOR SALE** as the vendor is looking to retire.

At present the business is **RUN** by one proprietor who spends two days a week in the shop and currently employs a pool of 5 part-time staff. However, it is felt that the business would be perfectly suited to an active couple or family team and if it were operated on this basis in the future, a significant saving could be made on the current wage costs to further enhance the future profitability of the business.

We understand that the **CURRENT OPENING HOURS** are from 7.00am to 8.00pm Monday to Saturday and on Sundays from 8.00am to 7.00pm.

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

We understand that the **ANNUAL TURNOVER** for the year ending 31 March 2026 amounted to approximately £390,964, achieving a **GROSS PROFIT** (including commissions) of approx. £122,369, which in turn produced a **STRONG NET PROFIT** of approximately £63,000 per annum. 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 £16,000.

TENURE / LEASE TERMS: We understand that the premises are being offered with the benefit of a new commercial Lease, the length of which is negotiable [i.e. up to 20 years if required] . The commencing rental is £15,000 per annum, exclusive of rates, subject to rent reviews every 3rd year, with the tenant responsible for the standard repairing and insuring covenants. For fuller details please contact the agents.

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](https://www.tax.service.gov.uk/view-my-valuation/search) which shows that the current rateable value is £4,150. This is not the rates payable and interested parties should make their own enquiries as small business rate relief may be available. To find out if 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 : B [39].

VIEWING AND CONTACT INFORMATION:

Strictly through Huntley & Partners. Please contact either:-

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