



# Ryan's Bargains

10 Bridge Street, Downham Market  
Norfolk  
PE38 9DH

Leasehold: £150,000  
Annual Rent: £25,000

Ref: 1418288

## KEY HIGHLIGHTS

- Advised core weekly sales £8,500
- Gross Profit for the Y/E 31/12/2023: £160,874
- Potential to increase existing trade
- Free of symbol group ties
- 3-bedroom apartment included
- Finance available, subject to status, via Christie Finance. Energy Rating



## DESCRIPTION

A rare opportunity to acquire this well-established store which is ideally positioned on the main High Street through Downham Market.

The business has become heavily relied upon by residents and enjoys further uplift of trade during the summer months.

In addition to the store, this opportunity also includes a 3-bedroom self-contained flat above the store with further outside storage areas to the rear.

There is potential to increase trade via the means of longer opening hours, supplying and branding with a recognised supplier, and selling off-licence goods.

## INTERNAL DETAILS

The convenience store has a mainly open plan sales area of approximately 1,668 sq./ft (155sq/m) with chiller aisles lining the perimeter of the store.

The shop is fitted and equipped for the sale of convenience goods, chilled and frozen products, a full off licence, confectionary, cigarettes, newspapers, magazines, stationary, local products and pharmacy and medical products.

The main sales till is located at the front of the store with additional storage space to the rear.

There is also a communal staff area, office space and W/C occupying the ancillary areas.



## LOCATION

Situated on the bustling Bridge Street in Downham Market, this independently branded store enjoys a prime location within the heart of the town. Known for its historic charm and vibrant community, Downham Market attracts both locals and visitors, ensuring steady foot traffic throughout the year

This generously sized store includes a 3-bedroom apartment above, offering convenient living space alongside the business premises. The property benefits from high visibility and accessibility, with major routes such as the A10 and A1122 nearby, connecting it to surrounding towns and cities



## THE OPPORTUNITY

This profitable business has been privately owned and operated by our vendors for over 4-years and are looking to sell to explore other business opportunities.

This popular convenience store derives its sales from traditional c-store good such as tobacco, alcohol, news and magazines, fresh, chilled and frozen foods, grocery products, bread and bakery, confectionary, snacks and soft drinks. Additional services include Lottery, scratch cards.

## FIXTURES & FITTINGS

We are advised by our clients that the fixtures and fittings are wholly owned and will be included within the sale.

## TRADING INFORMATION

Accounts for period ending 31/12/2024 show sales of £400,432 and a gross profit of £138,210.

Further and more detailed trading information will be made available to interested parties following a viewing of the business.

## TRADING HOURS

Store opening hours:

Monday-Saturday 6am-6pm

Sunday- 7am-4pm

## STAFF

The business is run with the assistance of part time and full-time members of staff.

The Transfer of Undertakings Protection of Employment (TUPE) regulations shall apply to all employees, requiring purchasers to offer continuity of employment to all staff.

## EXTERNAL DETAILS

There is additional access, parking and outside storage areas to the rear of the property.

## OWNER'S ACCOMMODATION

There is a spacious 3-bedroom apartment included within the lease. This well presented flat has an open plan lounge, kitchen, diner and separate bedrooms and bathroom. Also, there is further space to the rear for parking and storage.

## TENURE

This will be the granting of a new lease. The landlord has suggested they will be agreeable to a new 10-year lease (subject to approval) with an annual passing rent in the region of £25,000.





## DEBT & INSURANCE ADVISORY

### FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

### CONTACT

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### INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

### CONTACT

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## CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



### LEWIS LAST

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#### CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.