

One Stop



6 St. Peters Road, Great Yarmouth
Norfolk
NR30 3AY

Freehold: £400,000
Leasehold: £225,000
Annual Rent: £12,000

Ref: 1418290

KEY HIGHLIGHTS

- Freehold Lock-up unit for sale
- Situated in the heart of local community
- Advised core weekly sales c. £12,000 per week
- Potential to increase existing trade
- High quality fixtures and fittings
- Finance available, subject to status, via Christie Finance. Energy Rating B.

DESCRIPTION

A rare opportunity to acquire this well-established store which is ideally positioned within the heart of a residential housing estate and benefits from high levels of passing foot traffic.

The premises which will be included within the lease agreement occupies this commercial unit only, and is considered a "lock-up" opportunity, with NO residential dwelling included.

The business has become very popular and is heavily relied upon by nearby residents and those using the nearby amenities.



LOCATION

The One Stop store enjoys a prime trading position in the heart of a residential housing area in Great Yarmouth, Norfolk.

Situated on St. Peters Road itself, the store fronts a well-frequented main road and serves the surrounding community with ease.

This purpose-built retail unit sits within a local shopping parade, ensuring strong accessibility for both local residents and passing trade. The store is primarily accessed via the A12, which connects Great Yarmouth to Lowestoft in the south and Norwich to the northwest.

FIXTURES & FITTINGS

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

EXTERNAL DETAILS

This double fronted, well-lit shop front offers disabled access and on street parking.

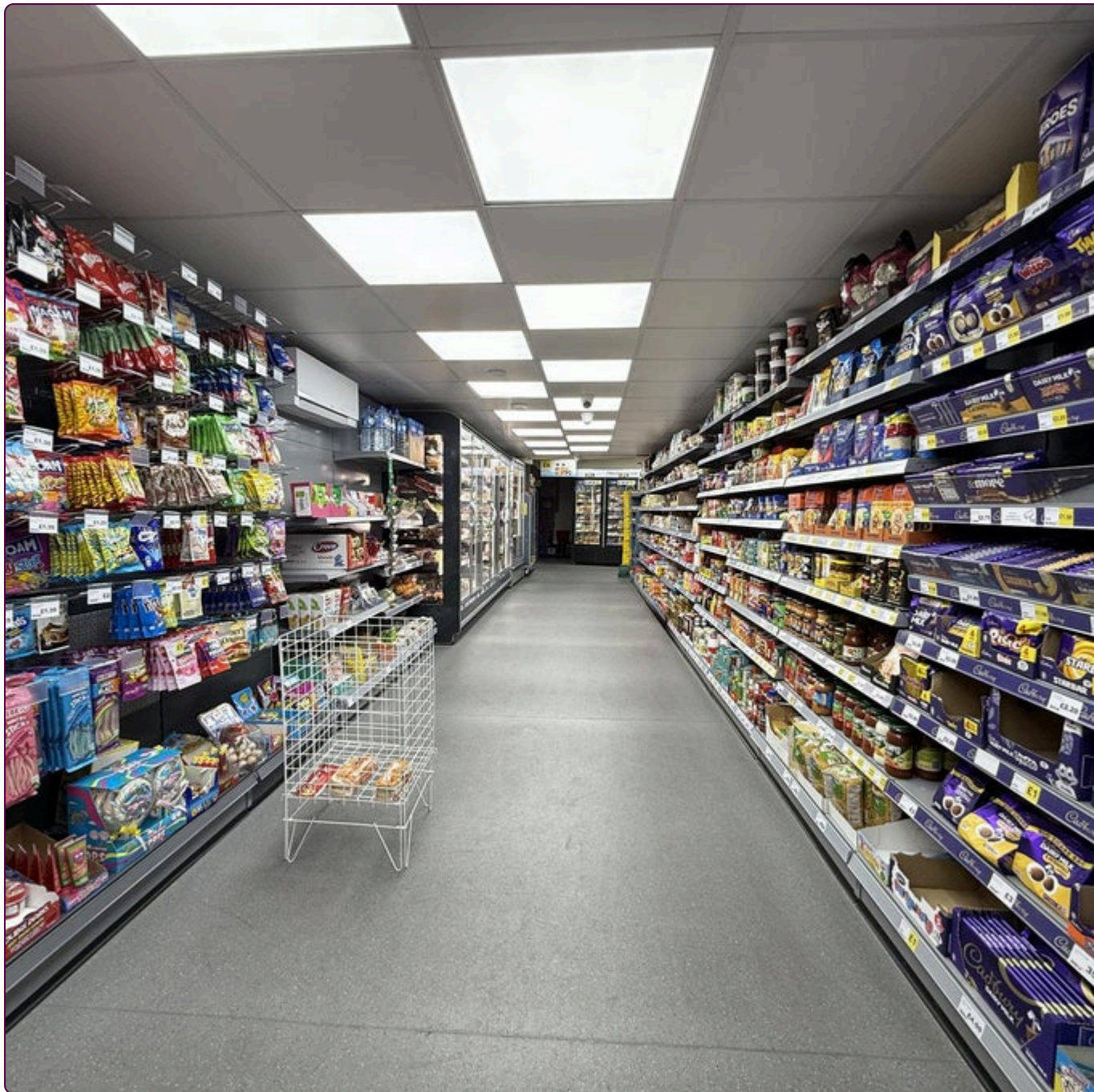
TENURE

The freehold unit for the shop only is for sale at a figure of £400,000 on an asset sale basis.

Otherwise, if you are interested in purchasing the leasehold interest only, this sale is an assignment of lease.

The current lease expires 26/07/2039 with an original term length of 15-years. The annual passing rent is £12,000.





INTERNAL DETAILS

The convenience store has a mainly open plan sales area of approximately 1,593 sq./ft (148 sq/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.

Additional services include Payzone and Evri parcel delivery services.

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.

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.

THE OPPORTUNITY

This profitable store which was previously a McColl's shop, has recently been re-fitted and branded with the symbol group, One Stop.

We are advised there is 4-years remaining of a 5-year supply agreement.

In addition, sales are mainly derived from traditional convenience sales including tobacco, alcohol, news and magazines, fresh, chilled and frozen foods, grocery products, bread and bakery, confectionary, snacks and soft drinks. Additional services include Payzone and Evri parcel deliveries.

TRADING INFORMATION

Trading information available upon request for seriously interested parties.

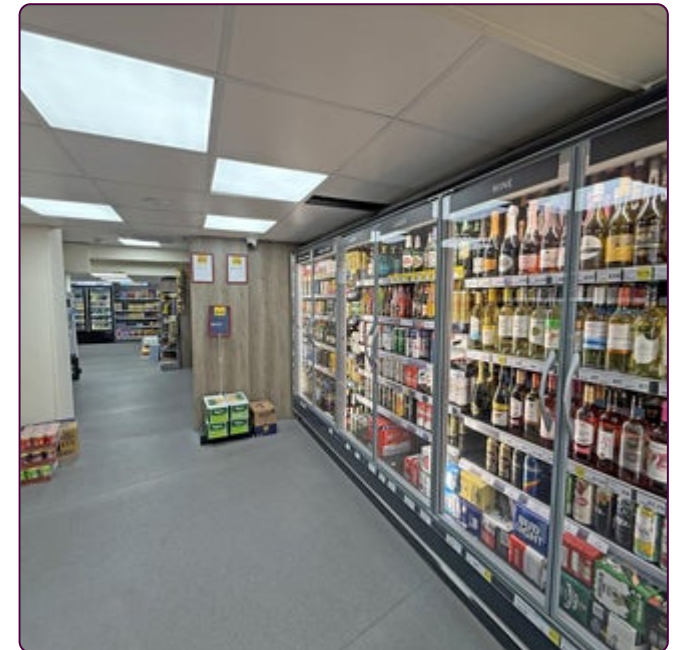
TRADING HOURS

Store opening hours:

Monday- Sunday – 06:00am – 1:00am

BUSINESS RATES

The VOA web portal states that the Rateable Value (1st April 2017- 2021) is £17,000.



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

T: 0344 412 4944

E: enquiries@christiefinance.com

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CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

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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

Associate Director - Retail & Leisure

T: +44 7526 175 851

E: lewis.last@christie.com

CONDITIONS OF SALE

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