

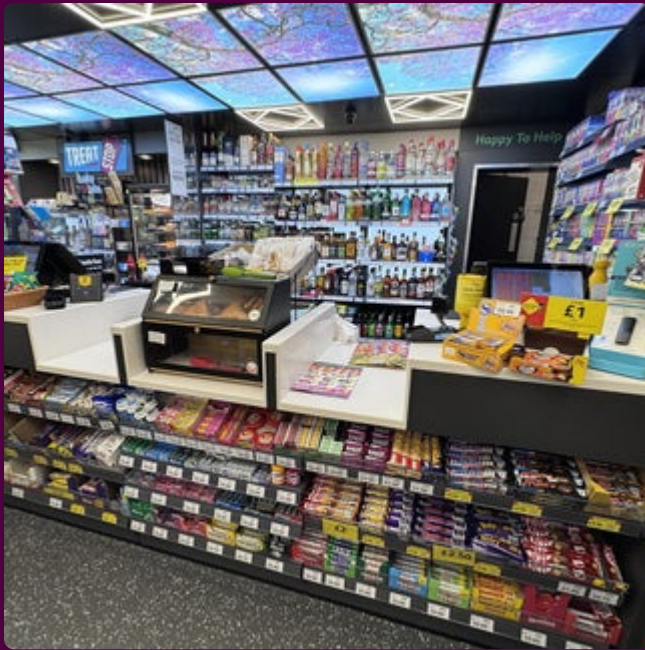


Londis Sway

*Station Road
Sway
SO41 6BA*

*Freehold: £500,000
Leasehold: £300,000
Annual Rent: £25,000*

Ref: 3818340



KEY HIGHLIGHTS

- Advised weekly sales c. £13,500
- Freehold, lock up shop
- Newly opened Londis concept store
- Village location
- Sales are increasing week on week
- Affluent Hampshire village, Energy Rating D

DESCRIPTION

Offered here is a superb opportunity to purchase a freehold lock up shop. Set in a delightful village at the heart of the new forest, a short distance from Sway train station, it was opened at the of June this year. Benefitted from an extensive refurbishment program and fitted out to a high standard Londis concept store. Trade has increased week on week, with just the Coop as a nearby competitor it has great potential to increase trade further. The property also has the benefit to freehold of the two flats that have been sold on long lease giving £100 PA each. Recently the Inpost locker has been installed and giving an income of £1200 PA paid quarterly. There is a Londis symbol group contract for 3 years which can be exited subject to terms. The shop also benefits from having a basement with a metal hatch which can be used for further storage.

LOCATION

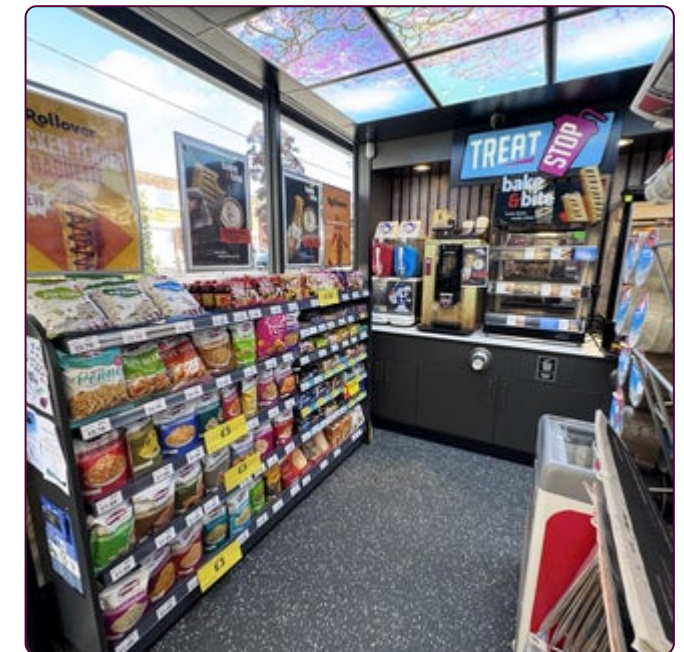
Sway is an affluent village and civil parish in Hampshire in the New Forest National Park, Station Road has a Pub, pharmacy, Doctors surgery, estate agent, church, community hall, local parks and camping sites nearby. South West Main Line Sway railway station is nearby, the station offers direct routes to Weymouth, Bournemouth to Southampton and London Waterloo. Currently in construction there are just under 50 houses being built on Church Lane which is within a short walk from the shop.

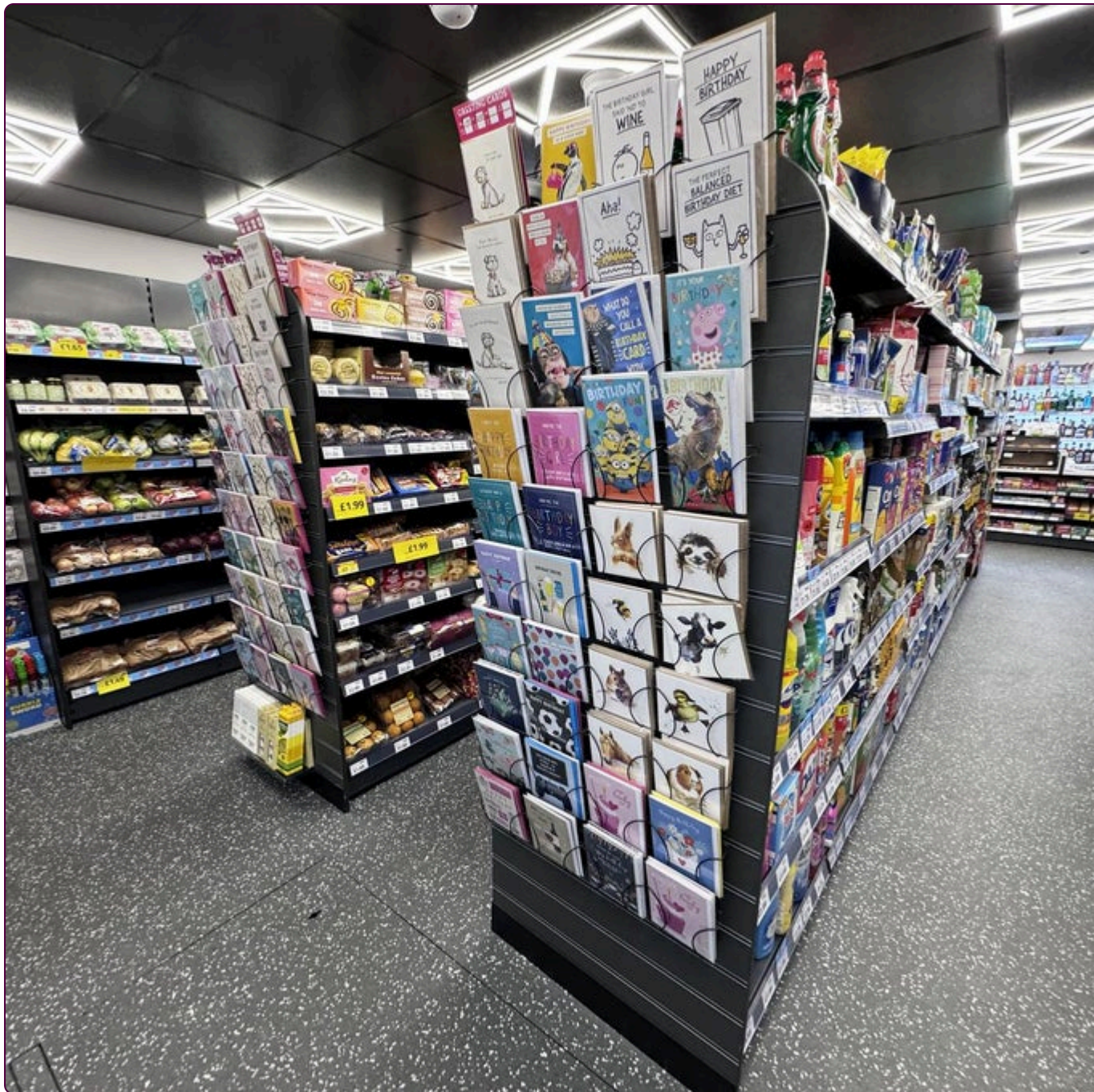
THE OPPORTUNITY

This is a great opportunity to buy a lock up freehold shop located on a busy village road in the affluent village of Sway. The Shop has been totally refurbished and benefits from a superb Londis Concept fit out. Benefitting from A/C hot & cold, 16 camera CCTV system and alarm, full rewire, full fire system, all new Arneg fridges and freezer, LED lights throughout, Gerflor flooring throughout, and a basement. Sales are increasing week on week.

TRADING INFORMATION

Due to the shop opening end of June this year there are no accounts filed yet, Weekly epos reports to date are available.





INTERNAL DETAILS

There is a retail area of 63.2sqm. A storage area to the side with separate access for deliveries. To the rear is a food preparation area, further storage and wc.

STAFF

There are four staff employed, currently working 715hrs for the month.

TENURE

Freehold



TRADING HOURS

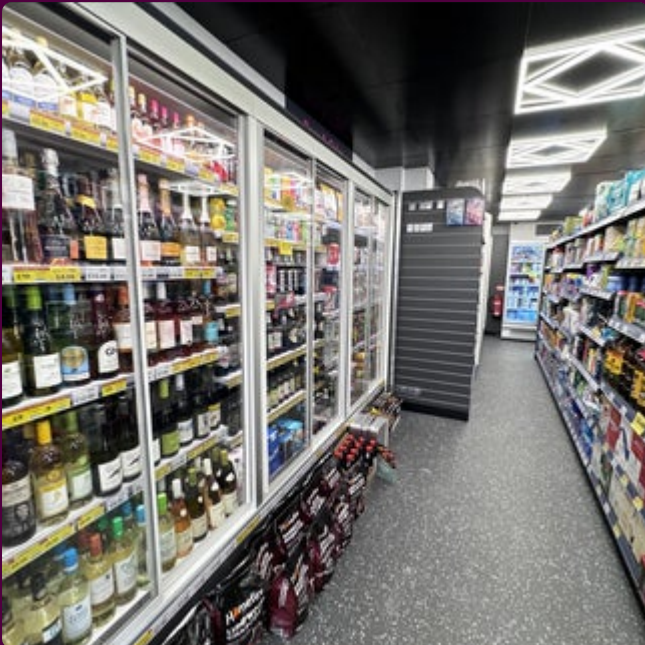
6am – 10pm 7 days. However, the property has an alcohol Licence from 6am -11pm 7 days.

BUSINESS RATES

Yet to be confirmed by the council, but we expect full small business rates relief.

FIXTURES & FITTINGS

The majority of the fixtures and fittings are owned outright and will be included in the sale.



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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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:



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CONDITIONS OF SALE

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