

'Londis Convenience Stores

Swansea CS 131



Price
Business: £185,000
plus sav

Business: A very busy convenience stores with the benefit of an off license, fully lottery service, Pay Point facility and counter sales newspapers. Operating under the Londis banner, the business has very high sales.

Operated by the vendor, 1 full time staff and three part time staff the business is easily managed.

Location: Occupying a corner plot in a residential area just of the city centre in a student area.

Financial Details:

Weekly Sales: £16,000
Plus commission from lottery and Pay Point £10,000 pa and rental income from flat £450 per month. Cash drawing machine income is £10,000

Accounts: Will be made available once the business has been viewed.

Opening Hours:

7 Days 6.00am to 9.00pm

Premises:

A good sized sales shop, (approx 550 sq ft) with a comprehensive range of trade fittings and fixtures including displays and racking. Counter with electronic till. The business further benefits from a full EPOS system, CCTV system (on lease purchase), hot and cold air conditioning system, shutters to the windows and is fully alarmed. There is a store room, toilet and office to the rear.

Self contained accommodation (presently rented out on a short term lease) consists of a two bed room apartment with fitted kitchen, bathroom/toilet and bedroom to the first floor with a further bedroom to the second floor. The flat is accessed from a side entrance and staircase.

Tenure:

Leasehold	New lease available
Rent:	£35,000 pa
Rates:	£800 per year

Viewing: To ensure that your viewing arrangements are trouble free and our client can arrange to have the necessary time to show you around and answer your questions, please telephone this office on 01792 424411 let us know when you would like to visit and we will make the arrangement.

Offers: All offers are for the leasehold, goodwill, fixtures and fittings and should be made to this office.

Finance: If you need help or advice please let us know and we will put you in touch with our Finance Department specialising in helping fund purchase of these types of businesses.