

'Village Convenience Stores with Off License' **NOW REDUCED**

Pontypridd Area Ref CS 147



Price
Business & Property: £160,000
plus sav

Opening Hours:

Monday to Friday	8am to 8pm
Saturday	9am to 8pm
Sunday	10am to 7pm

Business: A very well established independent convenience stores with off license and counter sales newspapers. The business has the advantage of a spacious 3 bedroom family home. The business has low overheads and yields a good profit.

The business is family run and is easily managed.

Location: Located on a corner plot in the heart of the village close to a new housing development.

Financial Details:

Weekly Sales: £5,800

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

Premises:

The extended property consists of a good sized sales shop (approx 600 sq ft) with a comprehensive range of trade fittings and fixtures including displays and racking. Counter with electronic till. Equipment includes 3No upright chillers, chilled display unit, 3No display chest freezers and slush puppy machine. The shop is fitted with CCTV, is alarmed and has shutters.

There is a toilet to the rear. Access to the rear garden also leads to a large stock room. Accommodation, on the ground floor consists of a fitted kitchen. Stairs to the first floor lead to three large bedrooms (one en-suite) and a family bathroom. There is access to a large attic that could convert to further accommodation.

The accommodation has the benefit of gas central heating

There is unrestricted parking to the front and side of the property

Tenure:
Freehold
Rates:

£700 per year



Viewing: This is a confidential sale. Please respect the vendor's wishes. 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 freehold, 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.

