

## 'General Stores with 2 bed Accommodation'

Ebbw Vale Ref CS 155



**Price**  
**Business & Property: £165,000**  
**plus sav**

**Business:** A freehold village general stores retailing hardware, DIY, pet foods, gardening items, toys, fancy goods, electrical and plumbing items etc.

The business has virtually no local competition and is relied upon by local residents for a wide range of items.

The business yields a high profit margin

The flat over is presently rented out on a short term lease.

**Location:** Well located at the heart of the village amongst residential properties.

### **Financial Details:**

Annual Sales: £40,000 plus

Flat rented out for £370 per month

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

### **Opening Hours:**

Mon/Tues/Thurs/Fri 9.00am to 5.30pm

Wednesday & Saturday 9.00am to 1.00pm

### **Premises:**

The extended premise is of traditional construction and consists of a good sized sales shop (approx.400 sq ft) with a comprehensive range of trade fittings and fixtures including displays and racking. Counter with electronic till.

There is a storeroom to the rear, an office, and a fitted staff kitchen and staff toilet.

A door to the rear of the shop leads to a back yard used for storage (including timber and bottled gas) .At the bottom of the yard is an old stables used for storage with rear lane access.

### **Accommodation:**

Above the shop and accessed separately from the front of the building is a flat with two bedrooms, a lounge/kitchen/diner (approx. 300 sq ft) and a bathroom /toilet with shower cubicle.

The property is double glazed and fitted with gas combi central heating (separate shop and flat systems)

Outside there is unrestricted parking



**Tenure:**

Freehold

Rates:

£TBA 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 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.