

'DVD/Fashion Jewellery /Greeting Cards'

Mid Glamorgan MS 381



Price
Business & Freehold Property:
£139,000 plus sav
Also available Leasehold for
£30,000 plus rent

Business: A well established DVD hire shop also retailing greeting cards, fashion jewellery confectionery and soft drinks.

The property has the benefit of a spacious two bedroom flat over the shop that is presently rented out on a short term lease.

The shop would suit other retail or office uses (subject to necessary planning permissions being granted)

The shop operates on a part day basis due to other commitments of the vendors; there is therefore scope to greatly increase the turnover

Location: At the heart of this busy valley village amongst commercial and residential properties.

Financial Details:

Weekly Sales: £700
Rental Income from flat £300 per month

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

Opening Hours:

Monday to Friday	2.00am to 9.00pm
Saturday	12.00 noon to 9.00pm

Tenure:

Freehold or
Leasehold for the shop only Rent £7,500 per
a
year
Rates: £1,250 per year



Accommodation:

The two bedroomed flat (access via a gate to the side of the shop front) consists, on the ground floor of a kitchen and bathroom. Stairs lead up to the two bedrooms and a lounge. The flat is partially double glazed and has night storage heating.

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.

Premises:

The property is a semi-detached stone built property of traditional build

The ground floor shop (approx.350 sq ft) is fully fitted out with shelving and racking including six greeting cards display racks, an illuminated counter with electric till, wall mounted display units, soft drinks and a display chilled cabinet The shop is fitted with a suspended ceiling with integral lighting and has the benefit of electric roller shutters and an alarm system

A lean-to extension to the side of the shop houses a further DVD display room (approx.160 sq ft)

There is a storeroom to the rear (approx.114 sq ft) with staff toilet off Access to a large cellar (not in use) is from the main shop floor