

# 'Newsagents with Off License'

Llanelli

Ref NA 140



## Price

**Business & Property: £295,000**

**Business:** A rare opportunity to acquire a busy town centre Newsagents with the benefit of an Off License and a Full Lottery Service. The business also has a Paypoint facility and retails confectionary and tobacco. The business has a GP of £115,000 pa.

The property currently has a spacious one bed flat over the shop. The purchase price includes an adjacent plot of land, to the front right hand side of the shop that could be used to expand the retail area with an additional flat over. This would triple the existing footprint of the premises allowing the shop to trade as a substantial convenience store.

**Location:** Well located very close to the town centre and all facilities on a main route

## Financial Details:

Weekly Sales: £10,000  
plus lottery and Paypoint commissions

## Tenure:

Freehold

Rates: TBA

## Premises:

The ground floor shop unit (approx 550 sq ft) is fully fitted out with trade shelving and racking. Accommodation consists of a first floor one bedroom (en-suite) flat with open plan kitchen and lounge. The flat can be accessed via the shop or can be self contained with access via an outside door.

### **Shop plus additional land**



**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 and fixtures 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.