

**SUPERMARKET  
WARWICKSHIRE  
REF: 9235 CV**



**ASKING PRICE:  
FREEHOLD: £405,000 + SAV**

**LOCATION**

Our client's have an excellent high visibility location in the centre of a predominately residential area but only approx 5 minutes walk from the main shopping parade.

The area consists of row upon row of tidy mainly terraced houses that rely on the local shops for their day to day needs. Parking is free of charge on street all around the store with no restrictions.

The towns of Nuneaton, Bedworth and Hinckley are all nearby, with both the M6 and M69 giving excellent road links to the surrounding cities.

## **THE BUSINESS:**

Advent Business Sales are pleased to offer to the market this extremely well established and successful freehold convenience store.

Established over 40 years ago and in the hands of our clients for over 2½ years, the business is only now being reluctantly offered for sale as they plan to move away from the area.

The store is bright and airy, has excellent presentation throughout and offers a large and varied selection including:

- Counter sales only of newspapers and magazines
- Cigarettes and tobacco
- Sweets and snacks
- Beers, wines and spirits
- Greetings cards and gift wrap
- Ice cream
- Frozen food
- Spices and herbs
- Polish foods
- Milk, cheese and dairy products
- Soft drinks
- Fruit and vegetables
- General hardware
- Convenience products

They also have a cash machine, a photo copier, do top ups and offer payzone for bill payments. These contribute approximately £300 per month in commission payments.

The store has been fitted and equipped to a high standard with all items included within the sale price, these include:

- 4m open chiller
- Double door chiller
- Small and large chest freezer
- Ice cream freezer
- Considerable quantity of product shelving, racking and the counter

The premises also include and benefits from spacious 5 bedroom (3 doubles) family living accommodation, with 3 bathrooms and 2 kitchens.

The business is run by a husband and wife team with the assistance of close family and achieves an excellent turnover of approximately £6,000 per week.

We are advised that stock at cost is approximately £15 - £20,000.  
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**TRADING HOURS:**

Mon – Sat: 6.30am – 9pm

Sun: 7am – 8pm

**EXPANSION POTENTIAL:**

The business already achieves excellent weekly sales but still offers excellent scope to increase both turnover and profits by:

1. Offering both morning and evening newspaper rounds
2. Applying for National Lottery
3. Having a bigger selection of fruit and veg
4. Increasing the product lines for sale
5. Extending the rear of the shop into the current stores area

**FINANCIAL INFORMATION:**

We have been advised by the vendor of the following:

Weekly sales: £6,000

Gross Profit: 23%

Accounts will be made available to interested parties after a viewing has taken place.

Please let us know if you require finance for the purchase of a business.

**BUSINESS PREMISES:**

An attractive 2 storey premises with the added security of being alarmed, having a 8 camera CCTV system with electric shutters to the front and manual to the rear and consisting of the following:

Ground Floor

- Double frontage with automatic entry door leading into main sales area with counter
- Cigarette gantry
- Retail display racking throughout
- Chillers and chest freezers
- ATM machine



- Photo copier
- Rear door giving access to a large and small stockroom
- Bathroom and kitchen
- Back door onto large yard

**TENURE:** Freehold

We are advised that the annual business rates are currently: £913

**VIEWINGS**

Please DO NOT approach the business or its employees without a prior appointment. All appointments are to be made via our office.