

Freehold Convenience Store And Off License For Sale

Doncaster, South Yorkshire, United Kingdom

£200,000



An unusual opportunity to acquire a well-presented, spacious and modern freehold Convenience Store and Off-License with spacious one bedroomed accommodation, occupying a superb and extremely desirable busy main road corner trading position within a popular, pleasant and well-positioned Doncaster suburb very close to the town centre.

The store sells a wide selection of groceries, household and convenience goods and greetings cards etc., alongside an extensive range of wines, beers, spirits and tobacco products. However, our client chooses not to retail newspapers or magazines from the store and, with no direct competition in the local area, this is an un-tapped area of the business clearly ripe for development.

Additionally, the premises benefit from previously granted planning consent to increase the size of the retail area and accommodation by creating an extension to the side.

Clark's Corner Shop is an excellent, high turnover and profitable business, extremely well known in the local area with a wide and loyal, established client base. The business has been established for over 100 years and owned and operated by our client since 1986, and is now offered for sale due to her impending retirement, presenting an excellent, genuine opportunity for significant further development by the fortunate, hands-on and enthusiastic new owner/operators.

Premises: Retail: Well presented and spacious shop premises with chilled customer service counter and an excellent range of high quality trade fixtures and fittings including display shelving and racking, cold drinks cabinets etc. Large double basement storeroom. The premises are protected by a CCTV system.

Accommodation: To the ground floor is a separate entrance to the living accommodation, with an entrance hall, fitted kitchen and utility room. To the first floor is a large living room, double bedroom with fitted wardrobes, and bathroom with a shower over the bath.

The property has a shared back yard and off road parking for two vehicles to the front.

A Citroen Berlingo van with a value of circa £3,000.00 is also to be included with the sale.

Planning consent has previously been granted to extend the property

THE
BUSINESS
PARTNERSHIP

South Yorks, North Notts, North Derbys

The Portergate,

South Yorkshire

S11 8NX

0114 209 6205

01142 096001

Email: grectowers@supanet.com

FINANCIAL DETAILS

Asking Price

£200,000

Sales Revenue

£250,000

Net Profit

£25,000

Furniture / Fixtures Value

Undisclosed

Inventory / Stock Value

Undisclosed

GENERAL DETAILS

Trading Hours

Mon/Sat: 9am to 10.00pm. Sunday: 11am
to 2pm & 7pm to 0pm.

Property

Freehold

to the side on ground and first floor levels, thus increasing the size of both the retail area and living accommodation.

Please Note: Our client chose to take several holidays during 2006 during which time the business was closed, hence the reduced turnover and net profit compared to 2005. This clearly illustrates the potential within the business for the enthusiastic new owner/operators.

Viewing: Strictly By Appointment.

Offers: All offers are for the freehold property, goodwill, fixtures and fittings and should be made to this office.

LOCATION

The business occupies a superb, prominent corner position on Doncaster's bustling and ever popular Broxholme Lane, close to the town centre and right at the heart of the extensive and thriving local residential community.



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