

PREMISES & BUSINESS FOR SALE YARMOUTH

Discreet
Marketing

GULLY HOWARD



CHARTERED SURVEYORS
COMMERCIAL PROPERTY AGENTS



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- Very rare opportunity to buy or lease a shop and buy a well established business in the centre of Yarmouth
- Well maintained & presented. Business with substantial turnover & good profits
- Unit total 77.2m² (830 ft²) including kitchen, store & staff facilities
- Offers invited "in the region of" **£350,000** for the business, ffgw including ground floor shop. **Alternatively Shop To Lease at £16,750 p.a. plus the business to buy at £155,000 ffgw + s.a.v.**

LOCATION

In a prime location in The Square central Yarmouth with parking immediately outside and Council Car Park close by. Ideally placed to capture trade from locals, visiting yachters, ferry traffic and the many tourists visiting this particularly attractive historic town. Yarmouth is generally considered an affluent town with an immediate population of around 2,500. It has strong mainland links, via the Wightlink car-ferry from Lymington and is a stopping off point for yachtsmen sailing the Solent.

DESCRIPTION

Ground floor retail premises running to approximately 77.2m² (830 ft²) including kitchen/wash-up area, toilet and store to the rear. The main retail space runs to approximately 55.5m² (597 ft²) with a generous frontage of circa 7.5m (24.5 ft²) to the Square. There is rear access onto a small courtyard area and passageway leading to Jireh Place utilised for some deliveries and refuse. Please see floor plan overleaf for further details.

THE BUSINESS

A well established Delicatessen business having traded from this location for many years. The business has maintained a steady turnover and last year the company was incorporated thus becoming a Limited Company. Accounting information is available to bona fide applicants following a viewing of the premises.

TERMS

For Sale with offers invited "in the region of" **£350,000** (split **£155,000** for the business, **£195,000** for the premises), for the benefit of the ground floor shop premises, goodwill, fixtures & fittings of the business plus stock at valuation. **Alternatively Shop to Let at £16,750 p.a. plus Business at £155,000 ffgw + s.a.v..**

UNIFORM BUSINESS RATE

Rateable Value: **£11,750**

2017/2018: **£0.479p without small business relief.**

Interested parties should make their own enquiries of the Isle of Wight Council with regard to any rate liability or rate concession that may be applicable by telephoning Business Rates on **01983 821 000**.

DIRECTORS

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