1 The Square, Yarmouth IW PO41 0NS

208118

PREMISES & BUSINESS FOR SALE YARMOUTH





- 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**.



CHARTERED SURVEYORS COMMERCIAL PROPERTY AGENTS



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DIRECTORS NICK BUCKLE BSc(Hons) MRICS GAVIN CHAMBERS BA(Hons) GRANT HIGGS JAMIE WHITTLE BSc(Hons) PgDipSurv MRICS SHAUN WOOLFORD MBA BSc(Hons) Dip Proi Man MRICS

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TENURE

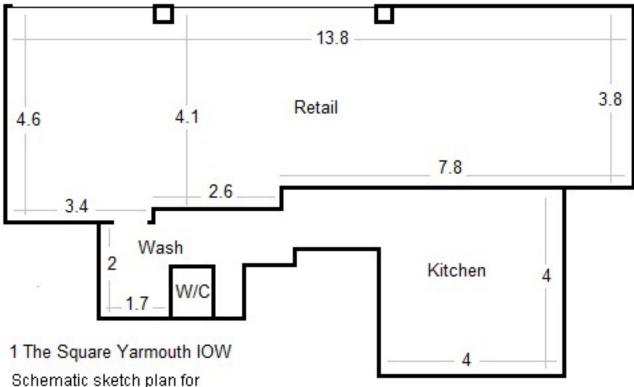
The ground floor premises are held on the blanace of a 99 year long leasehold from 5th October 2001. Ground rent is payable at £50 per annum.

PREMISES LICENCE

Premises Licence IW 010807 provides for the sale of alcohol from 8.00am to 11.00pm weekdays for consumption off the premises.

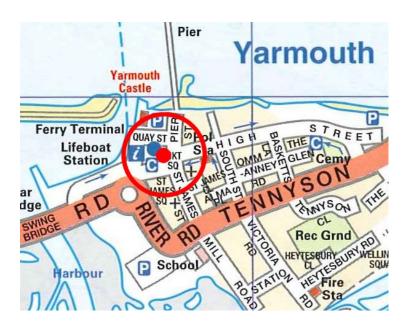
An indicative inventory is held at the offices of Gully Howard Commercial Property and available to bona fide applicants upon request. VIEWING

Strictly by appointment with sole agents Gully Howard Commercial Property, Suite 12 Salisbury Gardens, Dudley Road, Ventnor PO38 1EJ. Contact Gavin Chambers or Jane Bauldry on 01983 301 434. E: gchambers@gullyhoward.com or jbaldry@gulluyhoward.com Under no circumstances should any approach be made to staff or personnel within the premises as they will be UNABLE to as



Schematic sketch plan for illustration only and not to scale.

All measurements are approximate and are in metres



Whilst these particulars are believed to be correct neither the agent nor the clients guarantee accuracy nor are they intended to form part of any contract. We have not carried out any survey. All offers are subject to formal contract. Interested parties must satisfy themselves independently as to VAT in respect of any transaction. Gully Howard Chartered Surveyors and staff are not able to give any warranty or representation in connection with this property and have not tested any plant, purchasers must satisfy themselves as to its condition. Plans are shown not to scale and for identification only, dimensions are approximate and location plans may not show all current occupiers.