



COASTAL VILLAGE CONVENIENCE STORES FOR SALE

SHIRLEY'S NEWSAGENTS

1-2 BARTON COURT, BARTON ROAD, WOOLACOMBE,
NORTH DEVON EX34 7BA



PRICE: OIRO £49,000 leasehold incl. F&F plus SAV

*Newsagents/Convenience Store
Highly visible & established loc.
Premier Coastal Village
Ave. weekly T/O c. £7,000
Lottery, Pay Point etc
2 Car Parking Spaces
Rateable Value : £8,500*

LOCATION

The property is located in the heart of North Devon's premier beach resort on Barton Road. Adjoining operators include Marisco's, Sunspot Amusements, the Woolacombe Fryer and Sea Breeze coffee shop. The village itself has a sizeable resident population with huge seasonal uplift during the summer and Christmas periods.

THE BUSINESS

The business has been trading from the same prominent location and in the hands of the present owner since 1983. It retails a wide range of convenience goods, plus newspapers, alcohol, tobacco, ATM, Lotto and Pay Point. The business turnover is in the region of £7,000 per week generating a gross profit of approximately 20%. The sale represents a rare opportunity to acquire a long-established and thriving business in a sought after coastal location.

STAFFING

The business is operated on a full time basis by the present owner, supported by one part time staff member.

TENURE

The premises are held on a 10 year renewable lease from 15/11/2014 at a passing rent £14,000 p.a.x.

GROUND FLOOR

Main sales area with non-slip flooring, air conditioner and slat walling. Range of retail fixtures and fittings including display gondolas, racking and shelving providing sections for household and dry goods, frozen and fresh produce, greetings, CTN and magazine section, open deck dairy chiller, 3 display drinks chillers, 2 upright freezers, ice cream freezer. Counter-Servery with confectionery display, twin stock control till points, Pay-Point, ATM and Lotto terminals, cigarette gantry and off license. To the rear there is a stock room and WC and an office/staff room also with WC. CCTV, intruder and fire alarm systems. 2 car parking spaces to the rear.



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