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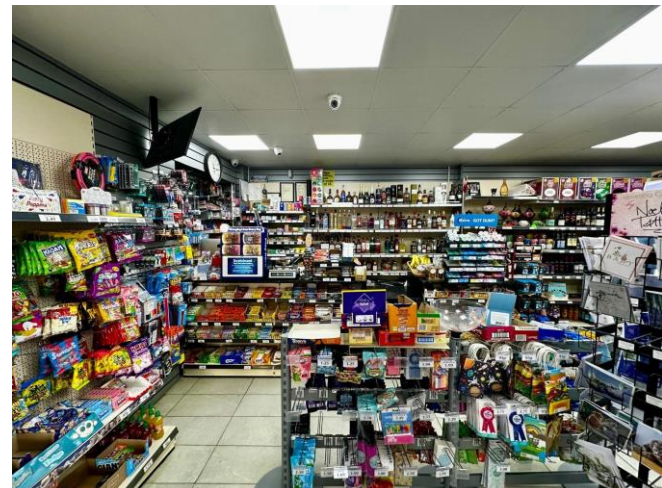
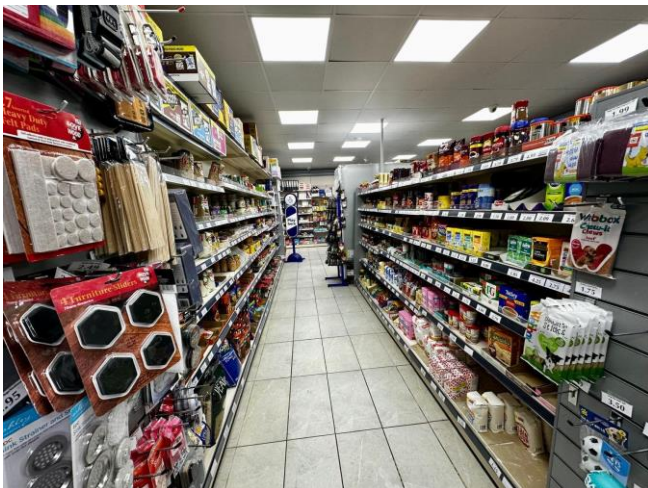
APEX
BUSINESSSALES

The Clock House
High Street
Wrotham
Kent TN15 7AA

TUNBRIDGE WELLS | KENT

LEASEHOLD

CONVENIENCE STORES/LOTTERY & OFF LIC



- ◆ UNOPPOSED LOCATION
- ◆ AFFLUENT RESIDENTIAL AREA
- ◆ NEW LEASE
- ◆ MODERN UNIT (APPROX 1,200 SQ/FT)

LEASEHOLD PRICE £149,950 + SAV

REF: N1010

LOCATION

These well appointed premises occupy a prominent trading location in the centre of a recently built well populated residential area on the outskirts of Tunbridge Wells. The business is unopposed.

BUSINESS

Established by our client 8 years ago when it was fitted out to a high standard, our client has built a great local reputation serving the local community. Its contemporary design, enhanced by bright ceiling lighting creates an inviting atmosphere for shoppers. The business has slightly declined of late because of the vendors ill health which has hastened his planned retirement. Great potential therefore exists to extend the hours and introduce other trading lines offering considerable potential for a new owner.

TURNOVER

We are advised the current turnover averages £6,500 - £7,000 PWK @ 22% GP.

We are informed that it has taken £10,000 PWK

STAFF

Vendor & wife

HOURS

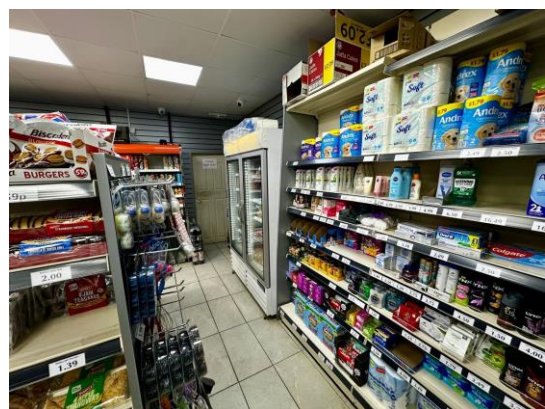
7:00am - 10:00pm Mon - Fri

8:00am - 10:00pm Sat

9:00am - 9:00pm Sun

PREMISES

Attractive modern retail unit built approx 10 years ago measuring some 1,200 sq/ft in total. Forecourt to front. Double entrance to Retail area: Approx 800 sq/ft with tiled flooring and suspended ceiling. Fully fitted with all round display shelving, 3 large chiller display units, upright drinks chiller, chilled dairy display cabinet, ice cream freezer, confectionery displays,, greetings card display unit, counter with till, digital CCTV, Store Room: shelved. Kitchenette with wall and base units, st/stl sink, hot plate. Staff W.C. with hand wash basin. Door to outside. Good sized Bin Store/cupboard. Small residents car park to rear with one space owned and allocated to the shop.



TENURE

New lease to be granted to ingoing tenant. Terms neg. Rent £24,000 pa. (5 year reviews)

EPC RATING

Band A

BUSINESS RATES

£6,264 pa Payable

Price: Leasehold £149,950 + SAV

Ref: N1010

Viewing strictly by appointment through Apex Business Sales

These particulars are believed correct but should be verified prior to purchase and must not be construed to form part of any contract. All negotiations to be conducted through Apex Business Sales and the acceptance of these details constitutes a contract to this effect. A deposit is required to hold any business and references are required to purchase leasehold properties.