

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE1976



North East Commercial
Property & Business Agents

DIY, HARDWARE & HOME SUPPLIES t/a "Sonia's DIY"

7 - 9 Clayton Street, Bedlington Station,
Bedlington NE22 7JF



Sales Particulars

- Turnover circa £70,000 per annum.
- 60% gross profit margin.
- Trading under the same ownership since 2007.
- Retail Shop 700 sq.ft. (65 sq.m.).
- Additional stores plus W.C.
- Property includes spacious 2 bed flat above.
- Genuine retirement sale.
- FREEHOLD PRICE £180,000 plus stock at valuation.

4 Staithes
The Watermark
Gateshead
NE11 9SN

Tel: 0191 4878566
Fax: 0191 4934891

0191 487 8566

www.northeastcommercial.co.uk

Location:

This long-established business is located on Clayton Street which is one of the main retail streets within this locality.

Bedlington Station / West Sleekburn is located to the east of Bedlington and just off the A189 Spine Road. Access is excellent and the larger towns of Ashington and Blyth lie to the north and east respectively.

Business:

This business has been serving this community for many years and has been operating from Clayton Street for well over 30 years. Sonia's has now been reluctantly placed on the market as our client wishes to retire. Located close to the main centre, the business operates from a spacious single storey unit which offers ample wall and floor space to display the extensive lines sold. There is a storeroom to the rear and an additional off site storage facility which is rented.

The business trades as a traditional DIY, hardware and fancy goods supplier with an extremely broad range of lines sold. Items available range from batteries to balloons and from curtain hooks to greetings cards and if the shop doesn't have the item in stock, the owners and staff will strive to order it in as quickly as possible. Customers travel from quite far afield for certain items which are hard to source elsewhere.

There is free car parking directly outside the property and to the rear there is a public car park. To the upper floors there is a 2 bedroom flat with separate access which generates £412 pcm.

This is an established trading opportunity with scope to grow and develop the lines sold and ideal for a suitably qualified and motivated owner operator.

Premises:

Comprising a two storey terraced property;

Ground Floor

Retail Area 700 sq.ft. (65 sq.m.)

Store 90 sq.ft. (8 sq.m.)

W.C.

First Floor (flat with separate access)

Lounge

Kitchen

Bathroom

Bedroom 1

Bedroom 2

External

Parking 2x designated parking spaces to the rear.

Trading Hours

Monday – Friday 9.00am - 5.00pm

Saturday 9.00am - 4.00pm

Sunday closed

Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property



Staff

Run by our client with the help of one full time and one part time member of staff.

Fixtures & Fittings

A full inventory would be made available prior to an exchange of contracts.

Rates

The premises are assessed as follows:

Rateable Value £6,700

Rates free incentives subject to individual status.

Services

There is gas central heating and double glazing installed to the flat.

EPC

Rating tbc.

Tenure

The **Freehold** interest together with the goodwill, fixtures and fittings is available at £180,000.

Money Laundering Regulations:

In accordance with the current Anti-Money Laundering Regulations the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income.