

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE1573



North East Commercial
Property & Business Agents

DIY & HARDWARE SUPPLIES t/a " Skelton DIY "

Rear of 121 High Street, Skelton-in-Cleveland,
Saltburn-by-the-Sea, TS12 2DY



Sales Particulars

- Turnover circa £140,000 per annum.
- Circa 50% gross profit margin.
- Single storey detached property.
- Built Area circa 1,500 sq.ft. (139 sq.m.).
- External space of circa 330 sq.ft. (30m sq.m.).
- Trade and private customer base.
- FREEHOLD PRICE £175,000 plus stock at valuation.
- LEASEHOLD OPTION £75,000 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:

Skelton is a small town with a population of 7,454 (2011 census) located on the Cleveland coast, 3 miles south of Saltburn by the Sea and 3½ miles south west of Guisborough. The property is located to the rear of the Post Office on High Street, with a range of other local businesses and housing nearby.

Business:

This is a long-established business which has been operating from this site for 17 years but has now been placed on the market as our client wishes to retire. Located to the rear of the main road running through Skelton, the business operates from a single storey detached property benefitting from security fencing to the perimeter and additional external space that is currently used for displaying larger items or storage.

The business trades as a traditional DIY and hardware supplier with a broad range of lines sold. In addition to the traditional stock the shop also offers a range of building supplies and a key cutting service. There is a large parking area adjacent to the property and access is relatively simple via the High Street.

This is a trading opportunity ideally suited to a suitably qualified and motivated couple and there is scope to grow and develop the lines sold.

Premises:

Comprising of a single storey detached property;

Ground Floor	
Retail & Workshop	1,500 sq.ft. (139 sq.m.)
Office	
W.C.	
External	
Display Area	333 sq.ft. (30 sq.m.)

Trading Hours

Monday - Saturday	8.00 a.m. – 5.00 p.m.
Sunday	10.00 a.m. – 2.00 p.m.

EPC

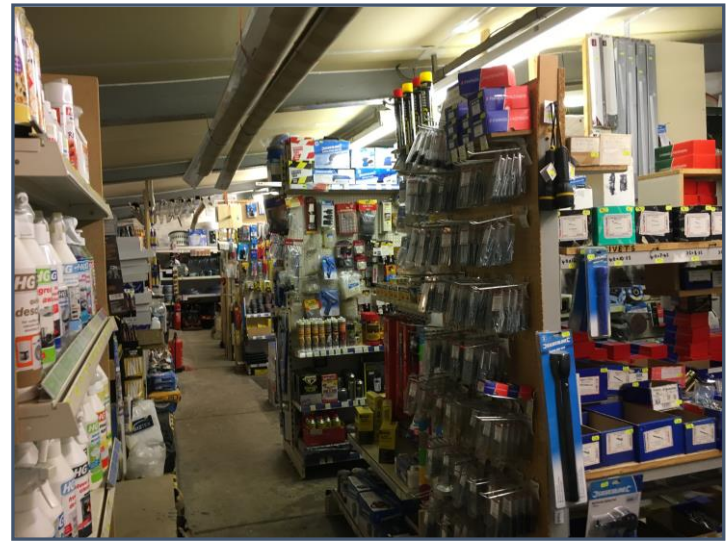
Rating – E.

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 two members of staff.

Fixtures & Fittings

A full inventory would be made available prior to an exchange of contracts. Mains electric and water are connected to the unit and there is CCTV.

Rates

The premises are assessed as follows:
 Rateable Value £3,250
 Rates free incentives subject to individual status.

Tenure

The **Freehold** interest together with the goodwill fixtures and fittings is available at £175,000. The **Leasehold** interest is available for £75,000 with a new lease at £13,000 per annum. Stock is an additional cost and there is a fully liveried van available by separate negotiation

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.