



at
ashleytate

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LUXURIOUSLY APPOINTED FREEHOLD VILLAGE STORE, NEWSAGENTS AND POST OFFICE.

CONVENIENT FOR STOWMARKET AND IPSWICH

- **Established and profitable business, virtually unopposed and drawing regular trade from a loyal customer base within the village and it's rural surround. The village is scheduled to grow further with new executive housing developments planned.**
- **Sought after location.**
- **Strong financial performance as shown by certified accounts, annual sales net of vat amount to £368,972 with a gross profit of £96,663 (inclusive of gross Post Office salary).**
- **Handsome freehold detached property affording up to five large bedrooms - one with luxury en suite bathroom, family bathroom, modern fitted kitchen with breakfast room off, large through lounge and dining room. Property benefits from double glazing and gas fired central heating.**

PRICE £475,000 FOR THE FREEHOLD PROPERTY, GOODWILL AND TRADE INVENTORY. PLUS STOCK AND NEWSROUND DEBTORS OF APPROXIMATELY £20,000.

REF: S2032

LOCATION

Situated on the main High Street of a pretty Suffolk village convenient for Ipswich. The business is at the heart of this thriving and affluent rural community. The business fronts onto the main village green with a children's playground planned for construction in 2007.

The village boasts a well regarded independent school, which is close to our client's business and is scheduled for further housing development which will see the catchment for the business expanded. The business is unopposed in the village.

PROPERTY

A spacious detached property, affording a four to five bedroom home plus a very busy shop and Post Office. The property is two storey of brick construction under pitched slate tiled roof, attractive part paint and render finish to exterior walls.

Presented in excellent decorative order, a spacious family home with luxury fitted family bathroom and ensuite to the master bedroom. Contemporary fitted kitchen with breakfast room and a large through lounge /dining room. The property benefits from replacement sealed double glazing and gas fired central heating.

RETAIL AREA

Approximate dimensions being 31ft x 13ft widening to 20ft.

Presented in good order and functionally fitted to trade.

TRADE FIXTURES, FITTINGS AND EQUIPMENT

A detailed inventory will be provided once a sale has been agreed but by way of indication the main items consist of:

- Three banked greeting card display units
- Clearex style tiered news /magazine display stand
- Pepsi upright cooler
- Arneg dairy cascade
- Gondola shelving to shop floor
- Adjustable shelving to the walls
- Sales counter with product display to fascia.
- Electronic cash register
- Lotto machine(property of lottery operator)
- Computer with news management software
- Avery 1770 electronic scales
- Cigarette gantry
- Bake off oven and stand

Continued...

THE BUSINESS

A long established and profitable business being a potent combination of a village store with newsagents and Post Office. The store meets the needs of its local clientele and is popular for bake off bread and pastries and it's own label range of preservatives. Run by a working couple with ample staffing provision enabling the owners to generate an excellent pre-tax net profit whilst maintaining a realistic work to lifestyle balance.

TRADING HOURS

Shop 6.30am until 17.30pm Monday to Saturday

7.30am until 12.00noon Sunday

Post Office 9.00am until 17.30pm *

* Half day closing Wednesday and Saturday, one hour lunch per day.

ACCOUNT INFORMATION

Account Information for Financial Year Ending: 31st October 2005

£

Sales (ex vat).	368,972
Gross Profit	77,362 (21%)
Post Office Salary	19,031
Total Gross	<u>96,393</u>
Net profit *	<u>63,688*</u>

* We have added back our client's personal finance costs, and depreciation charges

WHOLESALE NEWSBILL

Approximately £3000 at cost the business provides counter sales plus established local delivery rounds.

LICENCE

Premises off sales licence held.

Continued...

STAFF

The business employs staff to assist in the Post office and shop, wage bill as at last financial year end amounted to £17,590. Staff contracts of employment will be transferred in accordance with TUPE legislation.

ACCOMMODATION

A spacious family home presented in first class order, accommodation in brief comprises-

Private entrance to side elevation into –

Reception hallway with staircase to first floor. Slate effect tiled flooring, pastel colour emulsion finish to plaster walls and ceiling, recessed low voltage spot lighting to ceiling.

Downstairs washroom with vanity hand basin and W.C. Cupboard containing “Themacon “ boiler.

Open access into –

Fitted kitchen

Approximate dimensions being 15ft x 7ft overall.

Contemporary fitted kitchen, with white base cupboards with counter tops over. Matching wall cupboards. Inset single sink with waste disposal unit and chrome mixer tap. Integral appliances include a ceramic hob with extractor hood over, double oven and grill and a Siemens dishwasher.

Attractive décor with ceramic tiling with decorative border above counter tops. Flooring continues the black slate effect tiling from the reception area.

Open arch affording access into-

Larder area, with recess for fridge and a large double door larder cupboard with wine rack.

Continued...

Archway into-

Breakfast room

Approximate overall dimensions being 13ft x 8ft

Black slate effect tiled floor, French doors to courtyard. Fitted breakfast bar. Staircase to -

Office or Bedroom Five

Approximate dimensions being 21ft x 8ft overall.

Currently used as a large study/office but could easily adapt to a double bedroom. Exposed roof beams with cable spot lights.

Through lounge and dining room

Approximately 15ft x 10ft with open arched access to dining room approximately 13ft x 13ft.

A most attractive and comfortable room, French doors to rear patio, large bay window to front elevation. Philippineo marabou wood floor. Fireplace to chimney breast with fitted gas living flame coal effect fire. Retains original ornate plaster coving to ceiling.

First floor

Master bedroom

Approximately 13ft x 12ft to front of fitted bedroom furniture – this being an expensive fitted suite comprising wardrobes to one wall, upholstered window seat with drawers under. Door to -

En suite bathroom

Approximately 10ft x 9ft

Luxury fitted bathroom with quality suite comprising panelled bath with tiled panel and ceramic tiled surround, Mira electric shower over the bath with folding shower screen, WC and vanity wash basin.

Airing cupboard with Heatrea Sadia megaflo hot water cylinder and Honeywell timer.

Continued...

Family bathroom

Approximately 10ft x 6ft with panelled bath with Mira shower over, vanity wash basin set into base cupboard, low level WC. Ceramic tiling to walls.

Bedroom Two

Approximately 13ft x 13ft overall

Bedroom Three

Approximately 13ft x 7ft

Bedroom Four

Approximately 13ft x 11ft with original cast iron fireplace to chimney breast.

Outside

There is a small walled garden to the front of the property, gravel driveway to side with patio area, access to rear fenced garden, laid principally to lawn.

SUMMARY

An opportunity to purchase a well established and profitable business which can be scaled to suit the work /lifestyle balance required by the owners who operate the business with a healthy staff contingent allowing them free time. Additionally, the staff provide holiday cover; new owners can elect to either increase or decrease staffing provision according to their personal needs. The business generates excellent pre-tax net profits, this after a proportion of personal / household costs have been met. **Superb property affording a lovely home, tastefully decorated with no expense spared.**

FINANCE

We have envied contacts with leading banks and commercial brokers and are therefore able to direct you to commercial loans and mortgages at unbeatable rates.

There is no obligation, and no cost – this is a service we are happy to provide thereby ensuring that having found the right business, we can then assist you to find the best finance.

VIEWINGS

Viewing must be strictly by prior appointment which we will be pleased to arrange on your behalf at a mutually convenient time. Our commitment to our client is to validate prospective buyers, so we will need to have our registration form completed and/or have a brief discussion as to your background and financial circumstances.

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COSTS

Each party will be responsible for their own legal and professional fees arising out of the proposed sale unless an alternative arrangement has been agreed and confirmed in writing.

NEGOTIATIONS AND DEPOSIT PAYMENT

All negotiations are to be conducted through the vendors appointed agents Ashley Tate Ltd. All offers will be promptly forwarded to the vendor for consideration. Please note that upon a sale subject to contract being agreed, a minimum deposit of £5000 will be required this being fully refundable in the event of the sale not proceeding - unless an alternative agreement has been agreed in writing and signed by both parties.

STOCKTAKING

Stock will be purchased separately upon completion. We can arrange professional, independent stocktaking at competitive fees. Typically the cost will be shared equally between seller and buyer. It is estimated that stock will be in the region of £17,000.

NEWS AND MAGAZINES

Book debts (relating to the newspaper delivery service) of approximately £3,000 will also have to be purchased in addition to the above stock and in many cases, the newspaper wholesaler will take up references, and require a deposit to be paid prior to supply.

RATING INFORMATION AND COUNCIL TAX

Local rating authority is Mid Suffolk District Council. The rateable value is £2,800 (from 1st April 2006) at 0.433in the pound. Rates payable £1212.40 per annum.

Council Tax Band B - £994.02 per annum.

<p style="text-align: center;">ASHLEY TATE LTD HAVE BEEN APPOINTED AGENTS WITH SOLE SELLING RIGHTS AND ALL NEGOTIATIONS MUST, THEREFORE, BE THROUGH THIS OFFICE.</p>
