

Preston Down Road Newsagents

Ref No: 5047

111 Preston Down Road, Preston, Paignton, Devon, TQ3 1DS



Established Newsagents in Popular Residential Area

Providing Newspapers, Magazines, Quality Greeting Cards

Gifts, Confectionery, Stationery and Lottery

Post Office Facility Available Via Separate Negotiation

Gentle Trading to Suit Current Owner's Requirements

£30,000 Leasehold

Interested in this property?

T.01803 2120 21 bettesworths.co.uk



Preston Down Road Newsagents

111 Preston Down Road, Preston, Paignton, Devon, TQ3 1DS

DESCRIPTION

The lock up unit is situated in a parade of shops including a convenience store, hairdressers, veterinary surgery and Fish & Chip Takeaway. The parade, which benefits from free on street parking, is located within the large residential area of Preston therefore providing a substantial customer base.

The business has been in the ownership of our client for 14 years. However, the newsagents has been established for 60 years. Previously the business traded from 7am to 6pm. More recently the owner has chosen to close at 2pm due to a change in circumstances.

The premises comprises:-

MAIN RETAIL AREA - Circa 630 sq.ft

Well presented with retail counter, slat cladding to the walls with display racks and central display unit.

To the rear:-

STORAGE AREA

STAFF KITCHENETTE

STAFF CLOAKROOM

REAR ACCESS

SINGLE GARAGE

Currently used for storage.

GENERAL INFORMATION

TENURE

The premises is available via a repairing & insuring lease at a rent of £5,952 per annum.

RATEABLE VALUE

2023 List: £6,600.

Please note this is not Rates Payable. 100% Small Business Rate Relief will be available to eligible parties. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

TENURE

The premises is available via a New Repairing & Insuring Lease at a rent of £5,952 per annum. Term to be agreed.

THE BUSINESS

We have been informed the turnover for the Newsagents (excluding the PO income) was circa £108,000 for year end March 2024. This is when trading on the reduced hours.

When previously trading longer hours the turnover was circa £130,000.

Should the next operator wish to take on the Post Office this will be via separate negotiation. Interested parties will need to apply direct to the Post office and go through the application process to receive approval.

INVENTORY

To include furnishings and equipment as per an inventory to be supplied, but excluding the owners personal effects.

STOCK

Will be taken over by the purchaser at valuation on the day of completion.

EPC RATING C

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.

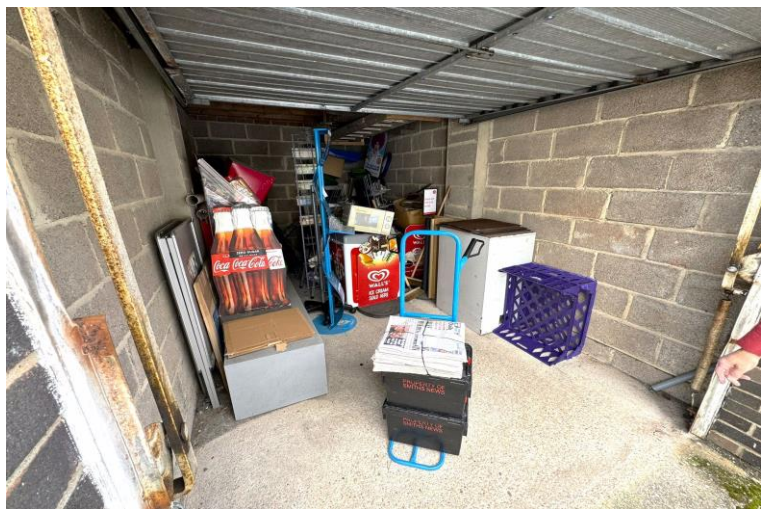
Interested in this property?

T.01803 21 20 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)



Preston Down Road Newsagents

111 Preston Down Road, Preston, Paignton, Devon, TQ3 1DS



www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

Interested in this property?
T.01803 2120 21 bettesworths.co.uk

