



Plymouth - Super Lock Up Business For Sale

Trophies, Key Cutting + Shoe Repairs with Good Profits

New Lease Length Negotiable to New Owner

£29,950 + SAV

WAYCOTT'S
Established 1878

Talby's Of Plympton, 5 Seymour Road, Plympton, Plymouth, PL7 4NX

Situation & Description

Occupying an excellent position within a terrace of shops opposite the well regarded Hele's School.

This very well-established business has the benefit of the three different elements providing a diversity of income sources.

The Shoe Repair Business is now restricted to callers only but previously the Vendors operated a collection services from various agents in the area which could be restored if wanted.

The Key Cutting Business produces steady turnover providing well priced alternative to the corporate offer.

The Trophy Business is currently enjoying a good repeat business although the vendors in recent years have not sought to attract or canvas for new clubs and associations - even so enquiries are still received on a regular basis.

In summary, the business has been operated by the Vendors for many years and this is now a genuine retirement sale. The business operates at a level of trade required to service the Vendors with the potential to continue as is or expand if required. Viewing is highly recommended.

Lease

A new lease will be granted to the purchaser of 6 years with a 3 year review at a rental of £6,750pa.

Rates

Rateable Value £5,600pa - This business qualifies for exemption subject to conditions.

Accommodation

Main Shop Unit 51.1m² 550 sq ft
Rear Stock Room 14m² 151 sq ft
WC + WHB

Price

£29,950 for the lease goodwill fixtures and fittings + stock at valuation.
N.B. A full inventory of equipment will be provided at contract stage.

VAT

All figures quoted are exclusive of VAT whether chargeable or not. Interested parties are recommended to establish VAT implications before entering into any agreement.

EPC – D

Viewing

Strictly by prior appointment with Waycotts Commercial:

01803 403060
commercial@waycotts.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements before committing to any expense. Floor plans are not to scale. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included in the property. The photographs may only represent part of the property and as they appeared at the time of being taken. No guarantee can be given as to the working condition of the various services and appliances. The agent has not tested any apparatus, equipment, fixtures or fittings or services and it is in the buyer's interests to check the working condition of any appliances.