

Ref: 4884 - DIY Discount Store



57-59 Belvoir Road
Coalville
Leicestershire
LE67 3PD

RECENTLY REFURBISHED DIY STORE - LEICESTERSHIRE
Price is inclusive of stock valuing approximately £250,000
Ideal 1st time buyer or partnership opportunity
Well reputed with regular and repeat trade
Advised annual turnover of £150,000
Huge potential to increase revenue
Easy to run with low overheads
Monopoly trade within the area
Situated in a market town
Genuine reason for sale
Turn Key opportunity
Walk in condition
LEASEHOLD

ASKING PRICE
£265,000 Inc SAV

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Location

This superb leasehold DIY supplies business is situated in the beautiful and highly desirable market town of Coalville which in North West Leicestershire. The property is situated on the shopping high street on the town's main through road benefitting massively from a highly visible prominent corner location. The business is surrounded by a large variety of commercial businesses and retailers resulting in a high amount of passing motorists and public transport users on a daily basis, and being situated within a residential area, the business further benefits from a consistent flow of local trade within a short travelling distance. Coalville is a hugely popular business and residential location due to its excellent housing, good schools, hospitals, fine local shopping facilities and beautiful open countryside. Many large cities and town are within easy reach including Leicester which is only 13 miles away and Derby which is less than 20 miles. The town also benefits from being very accessible via the M1 motorway which is only 4 miles away making visiting and commuting very easy.

Business History

Online Business sales are delighted to offer to the market this well presented and equipped DIY store which business which was established by our client in 2015. Only now is our client reluctantly offering the business to the market due to their desire re locate. . Since establishing the business our client has invested time and money into the business providing any prospective purchaser with a true 'turnkey' opportunity. Our client has built up an excellent reputation and as such sees a high level of regular and repeat trade from both private and business customers. They have invested both time and money in the business and premises meaning that it is in full walk in condition. Our client informs us that the annual income currently runs at a respectable £150,000. This is derived from the sale of a wide range general hardware products and DIY materials. The business has the monopoly trade within the local area and there is great scope for improvement on turnover as the business is now run at a pace to suit our client's lifestyle and the addition of a delivery service and key cutting service, which is in high demand locally, could see this increase considerably. The creation of a professional website and a local advertising campaign to promote the business may be beneficial. There is also a very spacious first floor that is currently unused that a new hands-on owner operator could develop into a storage facility or renovate back into a 2 bedroomed accommodation as an additional form of income. The business would suit a 1st time buyer or partnership and early viewing is strongly advised to appreciate the true lifestyle change opportunity and the potential this business has to offer.

Financial Profile

Turnover: We are advised £150,000
Stock: Approximately £250,000

Tenure

We are advised leasehold
Original length: 5 years
Rent: Approximately £15,000pa

Opening Hours

Monday: 9:30am - 5:00pm
Tuesday: 9:30am - 5:00pm
Wednesday: 9:30am - 5:00pm
Thursday: 9:30am - 5:00pm
Friday: 9:30am - 5:00pm
Saturday: 9:30am - 5:00pm
Sunday: Closed

Accommodation

Two storey retail premises. Well signed with fully glazed frontage (ideal for displays and advertising). Side entrance with metal roller shutter briefly comprising:

GROUND FLOOR SHOP

Open plan large spacious retail unit split into various hardware and DIY product display areas with fixed shelving and wall mounted product displays and service area with spacious counter. Fixtures and fittings as well as stock included in the sale.

Sales sections include:

General cleaning products and kitchen wear.

Gardening and related products.

Electrical and lighting products.

Decorating products.

General hardware.

Plumbing products.

WC

EXTERNAL

Private parking to the rear

Enquire

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IMPORTANT NOTES: These particulars do not constitute an offer neither should they be relied upon as statements or representations of fact or warranties of any kind. All interested parties must satisfy themselves by investigation, prior inspection and/or formal entry before contact with their solicitor. Neither we nor our principals accept any responsibility whatever in respect of these particulars which are simply offered as a general indication to persons who may be interested.

Viewings and negotiations are to be conducted **STRICTLY** through **Online Business Sales Limited**. No direct approach is to be made to the business under any circumstances

