



## Retail Business Sales

**Newsagents ♦ Post Offices ♦ Convenience Stores ♦ Off Licences**

### Kings Heath Birmingham – Shop To Let

A great opportunity to take on a new lease at a retail shop in York Road Kings Heath Birmingham. A1 Retail use only no A3 or A5 use allowed or alcohol. The property is in a parade of shops in the popular York Road just off the High Street and a new lease terms negotiable is available a rent of £15,000 per annum for a ground floor shop (490sq.ft approximately) with kitchen and WC. There are at present no business rates to pay at the premise. York road runs just off the High Street in the centre of Kings Heath with many other shops & restaurants in the road.

**Ref: 11247**

**To Let – Now Let**

### Bournville Birmingham – Convenience Store with Post Office & Accommodation

A fantastic opportunity to purchase a high turnover convenience store with post office situated in a lovely residential area south of Birmingham with 2 bedroom separate entrance accommodation all secured on a lease. Gross takings average £10,000 per week with a 21% gross profit yield plus commission from National Lottery & Paypoint. Weekly newsbill of £2,100 having 8 delivery rounds. Post office salary £48,000 per annum. The shop opens 6.30am to 7.00pm Monday to Saturday and 6.30am to 3.30pm Sunday (post office hours shorter). The ground floor comprises shop area with rear two counter post office rear stock room kitchen and WC and door to outside. There is a separate entrance flat with two double bedrooms lounge kitchen and bathroom. Outside to the front of the premise there is a forecourt and to the rear yard with large garage and driveway with vehicle access. The whole property is secured on a 15 year lease with a rent of £24,000 per annum. The business is operated under management and there is potential for any new owner to increase the present turnover.

**Ref: 11211**

**Leasehold £155,000 – SOLD**

**Shirley Solihull – High Quality Greengrocers Business For Sale**

Established High Quality Greengrocers Business For sale with gross takings of £7,000 per week and with a gross profit yield of around 40% operated completely under management and would ideally suit an owner/manager. Sales consist of fruit and vegetables flowers plants and convenience foods. The business operates from superbly located premise on the A34 Stratford Road in the heart of Shirley Solihull with plenty of customer car parking. The premise comprises front sales area and rear store/preparation area with outside WC yard and service road with car parking space and to the front display area. There is to the first floor separate entrance self contained 2 bedroom flat sub let at present with a rent of £4,248 per annum. The property is secured on a 10 year lease from 2015 fully protected under the landlord and tenant act with a rent of £23,000 per annum. Hours of trade 8am to 4pm Monday to Saturday.

**Ref: 11233****Leasehold £45,000- SOLD****Acocks Green Birmingham – Investment Property**

Great opportunity to purchase a freehold investment property with a rental income of £12,000 per annum. The two storey brick built mid terraced property is located on the Yardley road in Acocks Green Birmingham in a parade of shops including a convenience store and a café and operates as a hair salon business. The premise comprises ground floor salon with rear kitchen and WC and has a rear garden. To the first floor with access from the rear garden a flat with lounge double bedroom kitchen bathroom and hallway. The whole property which has gas central heating throughout is secured on a 10 year lease from 2017 with a rent review in the 5<sup>th</sup> year.

**Ref: 11208****Freehold £200,000 - SOLD****Hall Green Birmingham – Commercial Freehold Property**

A Freehold Commercial Property for sale with A2 Planning consent for offices but suitable for retail or café use subject to planning consent. The premise is located between Waitrose supermarket and the Bulls Head public House on the busy A34 Stratford Road in Hall Green Birmingham in a commercial area with many other shops offices and food outlets. The property consists of single storey unit around 200sq.ft with front forecourt. It is superbly located with much passing trade and would suit a variety of uses including living accommodation. There are currently no business rates to pay. Please do not hesitate to contact ourselves for a viewing.

**Ref: 11204****Freehold £125,000 – SOLD****Sedgley West Midlands – Well Established Convenience Store**

Convenience store for sale with sales of newspapers magazines cards groceries frozen foods wines and spirits cigarettes confectionery and national lottery tickets. Gross annual takings last year was £197,207 with a gross profit of around 18% plus lottery commission. Newsbill at cost £480 with 2 delivery rounds. The business operates from ground floor shop premise of around 1,000 sq.ft plus stockroom/kitchen further store room and WC and outside rear patio and garden and to the front there is good customer parking. The property will be secured on a new lease terms negotiable with 4 yearly rent reviews and a rent of £10,800 per annum. Hours of trade 7.45am to 8.00pm Monday to Saturday and 8.00am to 8.00pm Sunday. The premise has an alarm and CCTV. Nice opportunity to purchase an established business located in a good residential area of the West Midlands.

**Ref: 11189****Leasehold £29,950 – SOLD**

**Solihull West Midlands – Freehold Retail Shop/Hair Salon/Hot Food Takeaway**

Freehold A5 Hot Food Takeaway property for sale with two bedroom separate entrance accommodation currently being used as a hair salon. The premise is in a small parade of shops including Costcutter convenience store hair salon/beautician Indian takeaway & fish & chip takeaway with plenty of customer car parking and comprises ground floor sales area small kitchen store room and WC with outside rear 2 x car parking spaces. To the first & Second floors there is a separate entrance self contained flat with lounge kitchen bathroom and two double bedrooms which is let at £600 per month. Vacant possession could be given on completion of a sale. Great opportunity to purchase a valuable freehold property with A5 hot food takeaway consent. The Hair Salon business is for sale without the freehold at a price of £24,950.00 and secured on a new lease please ask for details.

**Ref: 11106****Freehold £199,950 – SOLD****Stirchley Birmingham – Artisan Wholesale Bakery**

Artisan wholesale bakery business for sale operating from very well fitted and equipped industrial premise in Stirchley and supplying a premium range of breads to local businesses mainly pubs and restaurants. The net turnover is £200,000 (VAT exempt) with a gross profit margin of 80%. The business is run under management with a full time baker and 6 part time staff including 2 delivery drivers and would ideally suit an owner/worker. The premise comprises ground floor unit with office staff room/kitchen staff WC large bakery area equipped with commercial equipment and storeroom with roller shutter entrance. Outside parking for 3 vehicles. The premise is secured on a 3 year lease with a rent of £12,000 per annum no business rates payable. There is great potential for further development in both existing wholesale and into retail.

**Ref: 11180****Leasehold £50,000 - SOLD****Solihull West Midlands – Traditional Newsagents Business**

Traditional Newsagents business for sale established in 1992 selling sweets tobacco newspapers cards gifts stationery soft drinks and helium balloons with gross sales averaging £12,500 per week with a gross profit margin in the region of 18%. Weekly newsbill at cost £2,000 having 6 morning rounds. Extra income of £7,404 per annum from commissions from the lotto Hermes parcels and paypoint. The business operates from a spacious shop in a good parade of shops including Greggs Betfred Mind charity shop a café and fish & chip takeaway with plenty of customer parking. The premise comprises ground floor sales shop with rear office/store room and WC and outside rear yard with vehicle access and single garage all secured on a lease with a rent of £18,000 per annum. The business has been operated by our clients for the last 8 years and only now selling due to retirement. Hours of trade 5.00am to 6.30pm Monday to Saturday and 5.00am to 2.30pm Sunday. Great opportunity to purchase a very busy high turnover business in an excellent location with good net profits.

**Ref: 11163****Leasehold £84,950 - SOLD**

**New Cubbington Leamington Spa Warwickshire – Established Newsagents/Wines & Spirits Store**

Newsagents business for sale established in the 1950's and operated by our clients since 1999 and only selling now due to retirement but offering any new owner great potential to significantly increase the present turnover with the introduction of more stock the lottery paypoint and payzone Hermes delivery and top ups and credit card payments. Sales at present average £3,000 per week with a gross profit yield in the region of 25% and a newsbill at cost of £1,900 having 7 delivery rounds. The property which is to be secured on a new lease with a rent of £15,000 per annum comprises ground floor sales area 50.6sq.m (545sq.ft) with rear store room small store and WC. There is a double garage and large rear room with door leading to garden with decking area lawned garden vegetable patch and shed. To the first floor there is a double bedroom bathroom kitchen/dining area and lounge and to the second floor two further double bedrooms and attic storage space all with gas central heating. Outside to the front forecourt with parking for 3 vehicles. The premise is located in a parade of shops including carpet shop hair salon and bike shop in a very good residential area and close to two very good schools. Super opportunity.

**Ref: 11161****Leasehold £22,500 - SOLD****Shirley Solihull West Midlands – High Turnover Convenience Store**

High turnover convenience store with wines & spirits located in a fantastic residential area of Solihull close to the local schools and in a small parade of shops. Gross takings average £11,500 per week with a gross profit yield of 23%. Weekly newsbill at cost £2,000 with 5 rounds. Extra income from Lotto/Paypoint & Hermes averages around £220.00 per week. The premise briefly comprises ground floor sales shop 1,000 sq.ft approximately with rear stock room and WC. Internal stairs lead to first floor kitchen lounge bedroom and bathroom with gas central heating. Outside to the front forecourt with parking for 2 vehicles and rear yard with vehicle access and one parking space. The whole property is secured on a 20 year lease with a rent of 14,000 per annum. The business operates under the Nisa brand and offers any new owner a very good income.

**Ref: 11097****Leasehold £89,950 - SOLD****Rednal Birmingham – Specialist Well Established Off License**

Specialists Off License business for sale operating since 1985 in the same owners hands and only now being sold due to retirement. The business sells beers wines ciders spirits and real ale specialists with sales in the region of £2,250 per week with a gross profit yield of 25% operating from double retail unit with sales area 79sq.m (850sq.ft) plus plenty of storage rooms office kitchen WC's and 2 garages with a great opportunity to add convenience foods paypoint payzone and the lottery and newspapers to substantially increase the current turnover. The premise is secured on a council lease with a rent of £8,250 per year. Operated by the owners trading 3.00pm to 10.00pm Monday to Saturday and 6.00pm to 10.00pm Sunday. The business is located in a parade of shops with plenty of customer car parking and with rear vehicle access for deliveries and with parking space.

**Ref: 11154****Leasehold £29,950 – SOLD**

**To obtain the full particulars of any of the above businesses,  
please telephone 01564 739797 and quote the appropriate reference number.  
Alternatively, request the particulars from our web site at  
[www.hurdleyandco.co.uk](http://www.hurdleyandco.co.uk)**