

REF:1010



LEASEHOLD/FREEHOLD OFF LICENCE

1 Wheatsheaf Parade
St Lukes Road
Old Windsor
SL4 2QH

LEASEHOLD: ALL OFFERS CONSIDERED
FREEHOLD: ALL OFFERS CONSIDERED

LOCATION

This business is located in the affluent village of Old Windsor and is the only off licence in the area. The co-operative store lies directly opposite and there is free local car parking outside the shop and a large car park. The business forms part of a parade of shops which includes an Indian, Italian and Chinese restaurant as well as a launderette, which create a vast amount of passing trade in the evenings.

Windsor itself lies only 2 miles away and attracts numerous tourists into the area. The M4, M40, M25 and A404 motorways lie close by.

BUSINESS DETAILS

Phoenix is delighted to offer this superbly presented Off Licence/Property onto the market.

The business was established in 1989 our client having owned it since 2002.

Our client now wishes to place the business and property onto the market due to other business interests. This specialist off licence provides fine wines as well as a full off licence service including tobacco and Ice cream. 70% of sales are quality wines with high margins.

Our client is happy to consider offers in the region of £20,000 for the Leasehold and will also consider reasonable offers for The Freehold.

There will be consideration given to the possibility of the property being used for other uses if required.

As there is no restriction on the lease groceries, newspapers or even an A3 licence could be applied for if required. The present business has a turnover in excess of £265,000 with a gross profit of 30%.

Please contact Phoenix as a matter of urgency as we feel this business will not remain on the market for long.

FINANCIAL DETAILS

Turnover: £265,000 per annum (Approx.)

Gross Profit: 30% per annum (Approx.)

OPENING HOURS:

Mon – Sun: 12.00 noon – 10.00pm

PROPERTY DETAILS

Ground Floor

- ◆ *Large double glass fronted unit*
- ◆ *Counter with cigarette and Spirit display*
- ◆ *Very well presented display area*
- ◆ *Fully racked and shelved*
- ◆ *Glass fronted display fridges*

To The Rear

- ◆ *Large storeroom*
- ◆ *Office*
- ◆ *Kitchen*
- ◆ *Toilets*

TENURE: *Leasehold/Freehold*

LEASE NEGOTIABLE

RENT: *£12,000 - £15,000 per annum.*