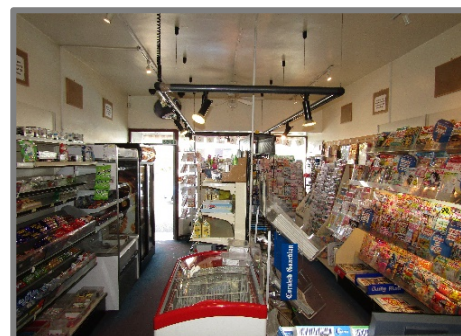


## Candy Cabin, Newquay

For Sale – Leasehold

Ref: **CD-30095**



### Highly Profitable Traditional Newsagents

- Established Neighbourhood Newsagents close to Town Centre
- Located within a Busy Shopping District with High Footfall
- Weekly Sales C.£8,300, Adjust Net Profit £50,349
- Ground Floor Lock-Up Shop, with Garage & Parking
- Highly Profitable Business with Low Overheads
- New 7 Year Lease Available
- Currently run by a Sole Proprietor
- Retirement Sale after 15 Years
- Very Well Presented & Fitted Out Retail Shop
- Awarded CollectionPlus Store of the Year
- EPC Rating D (94)

**£64,950 Leasehold**  
**£8,000 Rent p/a**

2 Chesterton Place  
Chester Road  
Newquay  
Cornwall  
TR7 2RU



Tel: 01626 330022  
Email: [enquiries@charlesdarrow.co.uk](mailto:enquiries@charlesdarrow.co.uk)  
Web: [www.charlesdarrow.co.uk](http://www.charlesdarrow.co.uk)

Offices in North & South Devon  
Address: 12 St Paul's Road, Newton Abbot, TQ12 2HP

## Situation

The Candy Cabin is situated in a parade of shops within a busy neighbourhood shopping centre just moments from Newquay town centre and several popular beaches in a densely populated residential area.

Newquay is widely recognized as one of the UK's most popular year-round tourist destinations attracting tens of thousands of visitors each year and has a resident population of circa 20,000.

## The Property

The premises are extremely well equipped and extends approximately 360 sq ft of retail space with ancillary store room/office, staff facilities, parking space and lock-up garage.

The business is concerned with the sale of newspapers and magazines for which it enjoys one of the largest newsbills within the region and currently has 35 paper rounds covering the surrounding area. With income also derived from the sales of cigarettes, greeting cards, sweets, soft drinks and lottery sales.

## Internal Details

Glass display frontage with awning and recessed entrance door into:

**Retail area approx. 28'10 x 13'04** - fitted with 5 x greetings card stands, price edge metal shelves including centre gondola, double drinks chiller cabinet, open fronted deck chiller, confectionary display, stationery display, Kleerex news and magazine racking, jarred sweets, pic n mix, walls ice cream conservator, server counter with 2 x EPOS scanning cash registers, National Lottery terminal, PayPoint terminal, weighing scales, cigarette gantry, suspended lighting, air con unit and ceiling fans. CCTV system and security mirror, various freestanding displays.

**Office/Stock Room 13'03 x 6'07** – work benches, store cupboards, wooden shelving, CCTV system and back office computer, REPOSS Epos news system.

**Staff WC's** – with wash hand basin

**Kitchen 4'07 x 4'11** – wash hand basin, store shelving, fridge and microwave oven.

## External Details

1 x car parking space

Garage in block 17'04 x 8'05 - workbenches and storage.

## The Business

The business has been owned and operated by our clients since they took over in 2003 and it is now being offered to market due to retirement.

## Opening Hours

Monday – Saturday: 6:30am to 5:30pm

Sundays: 6:30am to 12 noon

## Trading Information

Year ended 30 April 2018

Sales	£ 432,096
Gross profit	£ 142,967 (33.79%)
Adjusted Net Profit	£ 50,349

## Staff

The business is operated by a full-time proprietor with the assistance of 4 x part time and casual staff plus 4 x self-employed news delivery staff.

## Stock

Stock is to be purchase in addition and at valuation.

## Tenure Details

Leasehold – A new 7-year lease is available with an annual rent £8,000 p/a.



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## Rateable value & business rates

Current valuation as registered on the 2017 rating list is £7,600.00, The premises qualifies for 100% business rates relief.

## Services

We are advised that all main electricity and water are connected.

## Fire risk assessment

In accordance with the Regulatory Reform (Fire and Safety) Order 2005, we have assumed that an adequate Fire Risk Assessment has been carried out.

## Viewing

No direct approach may be made to the property, for an appointment to view please contact the agent:

Paul Heather

Tel: 01626 330022

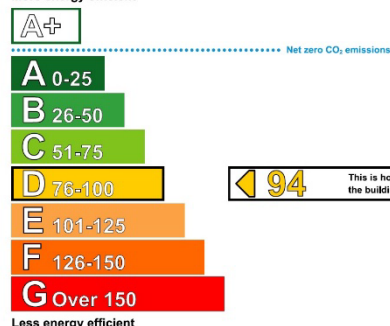
Email: [paul.heather@charlesdarrow.co.uk](mailto:paul.heather@charlesdarrow.co.uk)

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### Energy Performance Asset Rating

More energy efficient



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