



For Sale / To Let By Private Treaty - Subject to Contract

GIFTWARE, CARDS AND HOME FURNISHINGS BUSINESS WITH 15 YEARS OF SAME OWNERSHIP

BAZAAR, UNIT 3 GAMMON WALK, BARNSTAPLE, NORTH DEVON, EX31 1DJ

PRICE: Offers are invited in the region of £29,950 leasehold to include trade fixtures, fittings and equipment and the goodwill of the business plus SAV

- *Established trade of over 30 years*
- *Within covered retail parade off town's High Street*
- *Operated 6 days per week by 3 family members working 3-4 days each*
- *Attractive shop and fit out ideal for 'lunchtime' browsing*
- *Many exclusive and well-known brands including Jellycat, Lily-flame candles, Lanka Kade wooden toys*
 - *Meaningful turnover and profitable trade*
 - *Ideal first business / retail venture*

LOCATION

With over 40,000 inhabitants including nearby villages, Barnstaple is a thriving town near to beautiful beaches and countryside, and the centre of North Devon in commerce, culture, education and service provision. It has a wide variety of businesses attracting tourists and permanent residents year-round, including a vibrant and diverse collection of bars and restaurants for evening footfall. Barnstaple is easily reached via the A361 which leads to the M5 at Junction 27, has a station with hourly trains to Exeter at peak times, and Exeter airport is an hour away. The town is rapidly expanding with several new housing and commercial developments currently underway, and more than 5,000 new houses and further economic development planned for the near future. The notable towns of Bideford (9 miles), Woolacombe (14 miles), Ilfracombe (12 miles), South Molton (12 miles) and Torrington (14 miles) are also nearby.

THE SITUATION

The unit is situated within the pedestrianised partially undercover shopping area known as Gammon Walk. The subject unit is situated just off the main High Street and located within a mixed retail area. Operators within Gammon Walk include Spec Savers, White Stuff with national retailers close by, on the High Street, Primark, Vision Express and Clarks Shoes.

THE PROPERTY AND CONSTRUCTION

Being a single fronted lock up shop premises within the Gammon Walk retail development. The ground floor shop unit provides a gross internal area of approximately 812 sq.ft (75 sq.m) and is fitted with counter servery, spot lighting, burglar alarm, carpet, slat walling, exposed hanging beams, display cabinets, card stands, shelving and display furniture. There is a rear entrance from the service yard behind. At first floor level is an office, toilet facilities and a fitted stock room.

THE PROPOSAL

Our clients are inviting offers for the Leasehold interest.

THE LEASE

Being an assignment of the existing lease, being renewable, and with approximately 4 years remaining at a current rent of £15,750 per annum, plus a monthly service charge of approximately £140 per month.

THE BUSINESS

The business "Bazaar" has an established trade of over 30 years have been within the same family ownership for the past 15 years. Main lines include gifts, cards, furniture, home furnishings and jewellery with a number of well known suppliers including Lily Flame Candles, Jellycat Soft Toys, Lanka Kade wooden toys, CGB Supplies and a number of greetings card suppliers. The business is operated Monday – Friday 9.30 am – 5.00 pm, Saturday 9am-5pm with business supporting 4 members of staff (mother and 2 daughters) each working 3-4 days per week, plus one non family member working 2 days per week. Turnover for 2023 was £128,000, 2024 £130,000 with an average net profit of £30,000 taking into account some

outgoings for staff wages, with the business benefitting from 100% small business rates relief. The business is a reluctant sale due to pending retirement.

THE STOCK

Any current stock to be purchased at valuation upon completion, estimated at £25,000-£30,000.

THE INVENTORY

The property is sold with the benefit of a detailed inventory of trade fixtures, fittings and equipment.

VAT

Payable, if applicable, at the prevailing rate.

THE ACCOMMODATION (comprises)

SHOP UNIT

48'0 x 16'11 (14.65 m x 5.15 m)

GIA 812 sq.ft (75 sq.m) Counter servery, till, understairs stores, burglar alarm, carpet, slat walling, card stands, shelving, glass fronted display cabinets, display shelving, spot lit jewellery cabinet, ceiling spot lighting, exposed hanging beams

Rear lobby with rear entrance

FIRST FLOOR

STOCK ROOM

15'10 x 13'2 (4.80 m x 4.00 m) Shelving and racking

OFFICE

11'1 x 8'10 (3.35 m x 2.70 m)

TOILET

Low level w.c., hot water heater

IMPORTANT NOTICE

JD Commercial for themselves, and for the Vendors of this property whose Agents they are, give notice that:

1. The Particulars are set out in general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers should seek their own professional advice.
2. All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of JD Commercial has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor to enter into any contract relating to the property on behalf of JD Commercial, nor into any contract on behalf of the Vendors.
4. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or with drawn.

PROPERTY MISDESCRIPTIONS ACT 1993

1. All measurements are approximate.
2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact JD Commercial and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.
3. We do our utmost to comply with this Act in full. However we are also trying to represent our clients' properties in their high possible light, as such we may use summer photographs to promote some properties.

VIEWING

By strict appointment through the selling Agents, JD Commercial, 42 Ridgeway Drive, Bideford, North Devon. EX39 1TW

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