

---

---

# VANDERVELLS

BUSINESS TRANSFER CENTRE

---

---

Covering Suffolk & Essex  
Telephone (01473) 713589  
[www.vandervells.com](http://www.vandervells.com)

## PRIME POSITION with A3 LICENCE

Situated in a prime position in this busy tourist town, this is a large premises currently trading as a grocery business with the unusual advantage of commanding an A3 licence (currently unused). Situated just off the main precinct, it is ideally situated to take advantage of daytime shoppers, local business trade, and tourists.

- TENURE: Leasehold held on a 25-year full repair lease from 1997, with rent reviews every 3 years, and a current and recently established rent of £22,500 p.a.
- RATES: Rateable Value £17,500
- TAKINGS: We understand that the weekly turnover is c. £120,000 at a gross profit of 48%. The turnover perhaps is not indicative of the town centre position it boasts. Full accounts are available to serious buyers.
- STAFF: Run by the vendors with assistance from two part time members of staff
- TRADING HOURS: Monday to Saturday, 9.00 a.m. to 5.30 p.m.
- PREMISES: Including a large 164 sq metre shop area, store room with off-floor racking a Kiosk, sublet on a casual basis. External: To the front: - Large glass frontage on 2 sides, room for outside seating. - Main entrance leading to pedestrian area. To the rear: - Rear doors to entrance hallway with delivery access from side street. - Toilets.
- Note: The two units to either side of the premises are currently empty, available by separate negotiation, however should one wish one could literally double the currently floor space, and command an imposing position in the town centre.
- PRICE: Leasehold, £29,000 inc s.a.v. £5,000
- VIEWING: Strictly by appointment through Vandervells
- LOCATION: Just off the main shopping area precinct in the major seaside town of Lowestoft, in an area of significant regeneration.

Reference: GR/1009/SE