

**Crickhowell News**  
**51 High Street - Crickhowell - Powys - NP8 1BH**



- ***BUSY CONVENIENCE STORE, OFF LICENCE AND NEWSAGENTS IN PICTURESQUE TOWN***
- ***TWO SELF-CONTAINED FLATS OPERATING AS SUCCESSFUL AIRBNB'S***
- ***RETAIL TRADE £673,447 (EXCLUDING VAT) LAST YEAR***
- ***AIRBNB RENTAL INCOME OF £36,142 FOR THE YEAR***
- ***VERY WELL-PRESENTED RETAIL TRADING AREA, STAFF FACILITIES, STOCK ROOM, CELLAR***
- ***BOTH FLATS VERY WELL APPOINTED AND FULLY FURNISHED***
- ***SUPERB OPPORTUNITY TO ACQUIRE SUCCESSFUL BUSINESS WITH ADDITIONAL LETTING INCOME***

***Price: £199,000***

For the LEASE together with GOODWILL, FIXTURES, FITTINGS and EQUIPMENT comprised in the business, with the stock in trade to be taken at valuation.

**LOCATION:** Crickhowell News is a picturesque town located in the Usk Valley to the south of the Black Mountains and in the eastern part of the Brecon Beacons National Park. The Town Centre houses a wide variety of retail businesses and Crickhowell is a popular tourist destination attracting visitors throughout the year. Most easily approached via the Main A40, Crickhowell High Street is, as expected, located in the very heart of this community and it is on the High Street that you will easily find this business.

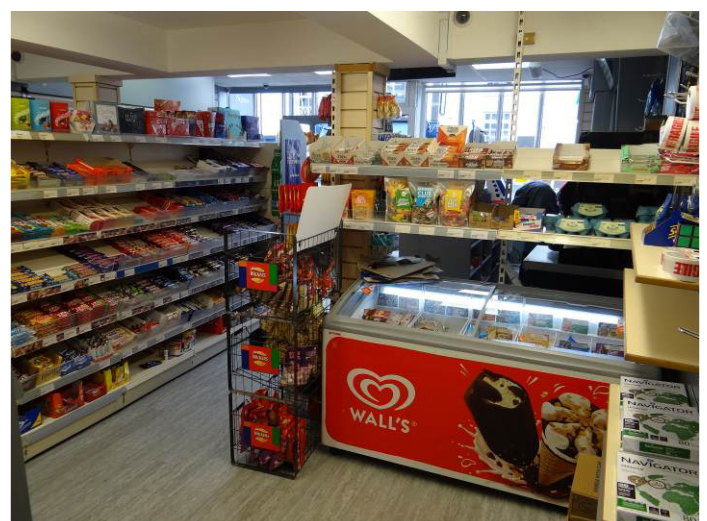
**BUSINESS:** Crickhowell News has been owned and managed by our clients since 2017 who have now decided to sell the business in order to concentrate on other business interests that they have. This business operates as a traditional Newsagents selling a wide selection of newspapers and magazines with additional retail trade from a wide selection of convenience goods, off licence, chilled and frozen goods, confectionery and tobacco, sandwiches, ice creams, cards and stationery and takeaway hot drinks. The Retail Trading area is approximately 600 square feet and is well presented throughout with commercial grade hard flooring, CCTV and to your left, as you enter the main front entrance, is the retail sales counter with EPOS and National Lottery terminal. Throughout the trading area goods are displayed within open chillers, racks and shelving, upright freezers, with useful storage cupboard directly accessible from the shop floor. To the rear there is a good size stock room, also used as staff kitchen area, access to the staff toilet with wash hand basin, external access to a rear alley which in turn provides access to the basement/cellar store area.

**BUSINESS HOURS:** This Business opens 6.00 a.m. to 7.00 p.m. seven days a week.

**STAFF:** This Business is fully managed and our clients employ four full time members of staff.

**BUSINESS TAKINGS:** The turnover for the Retail Business was £673,447 (excluding VAT) last year with a Gross Margin of 25.7%. Full trading figures will be made available to interested parties following a viewing of the business.

**NEWSROUNDS:** There are approximately 120 delivery customers with seven newsrounds all covered by one person with a vehicle. Delivery charges are 50 pence per drop per day and the average Weekly Newsbill of the business is £3,000 to £3,500.



Humberstones is the vendor's agent and give notice that: (1) These particulars do not constitute any part of an offer or contract. (2) None of the statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy himself that the statements contained therein are correct. (3) Measurements where given are approximate and are for guidance only. (4) No tests have been carried out on any appliances or equipment by Humberstones who are unable therefore to provide any warranty as to their condition. Prospective purchasers should therefore check that such equipment is in satisfactory working order and suitable for the purpose before entering into any contract. © Humberstones



**RESIDENTIAL ACCOMMODATION:** Accessed via a self-contained door to the left of the business premises, internal stairs lead to the two Flats which are both let on Air BnB with a minimum of one night stay. Both Flats are fully furnished and very well appointed as holiday lets producing a rental income of £36,142 last year.

Flat 51 is arranged over two floors, has gas fired central heating, single glazed sash windows to the front and partial double glazing to the rear. There is a Kitchen with Belfast sink, free standing units, gas cooker, Lounge with feature fireplace, two Double Bedrooms, and Shower Room with toilet and wash handbasin.



Lounge/Kitchen/Diner with woodburner, Double Bedroom, Shower Room with toilet and wash handbasin, gas fired central heating.



**PROPERTY:** The Terraced Property sits within a Conservation Area, and we are informed has a Grade II listed façade.

**LEASE:** The Lease is from a Private Landlord for a period of 15 years from 2013. The current rent is £30,000 per annum with rent reviews every 3 years. We are informed the lease is on a full repairing, fully insuring basis and is fully renewable.

**PRICE:** £199,000 for the Lease together with the Goodwill, Fixtures, Fittings and Equipment with the Stock in Trade extra at Valuation.

The Studio Flat is located to the very rear of the property and has a large open plan

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**BUSINESS RATES:** Interested parties are advised to contact the local Authority regarding Business Rates payable and reliefs available.

**Non Domestic Energy Performance Certificate**

This property's energy rating is D. News

<https://find-energy-certificate.service.gov.uk/energy-certificate/0660-0133-2449-0909-2002>

**This property's energy rating is D.**

<https://find-energy-certificate.service.gov.uk/energy-certificate/6014-8757-9272-4711-9860>

**VIEWING:** Strictly by appointment and under no circumstances must any approach be made directly to the business. Arrangements can easily be made via the vendors' agent Humberstones on 01275 377880.

**COMMERCIAL FINANCE:** Humberstones are able to offer guidance and assistance in arranging suitable commercial finance to help with the purchase of a business. For a confidential, no obligation discussion please call our Commercial Finance Department on 01275 377880.

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