

BUSINESS FOR SALE

WINE MERCHANT



01 Fires
South Coast

GAS FIREPLACES
ELECTRIC FIRES
BIOETHANOL FIRES
WOOD BURNERS
MEDIA WALLS
INSTALLATION

333760

INFO@NO1FIRES.CO.UK

BUSINESS TRANSFER

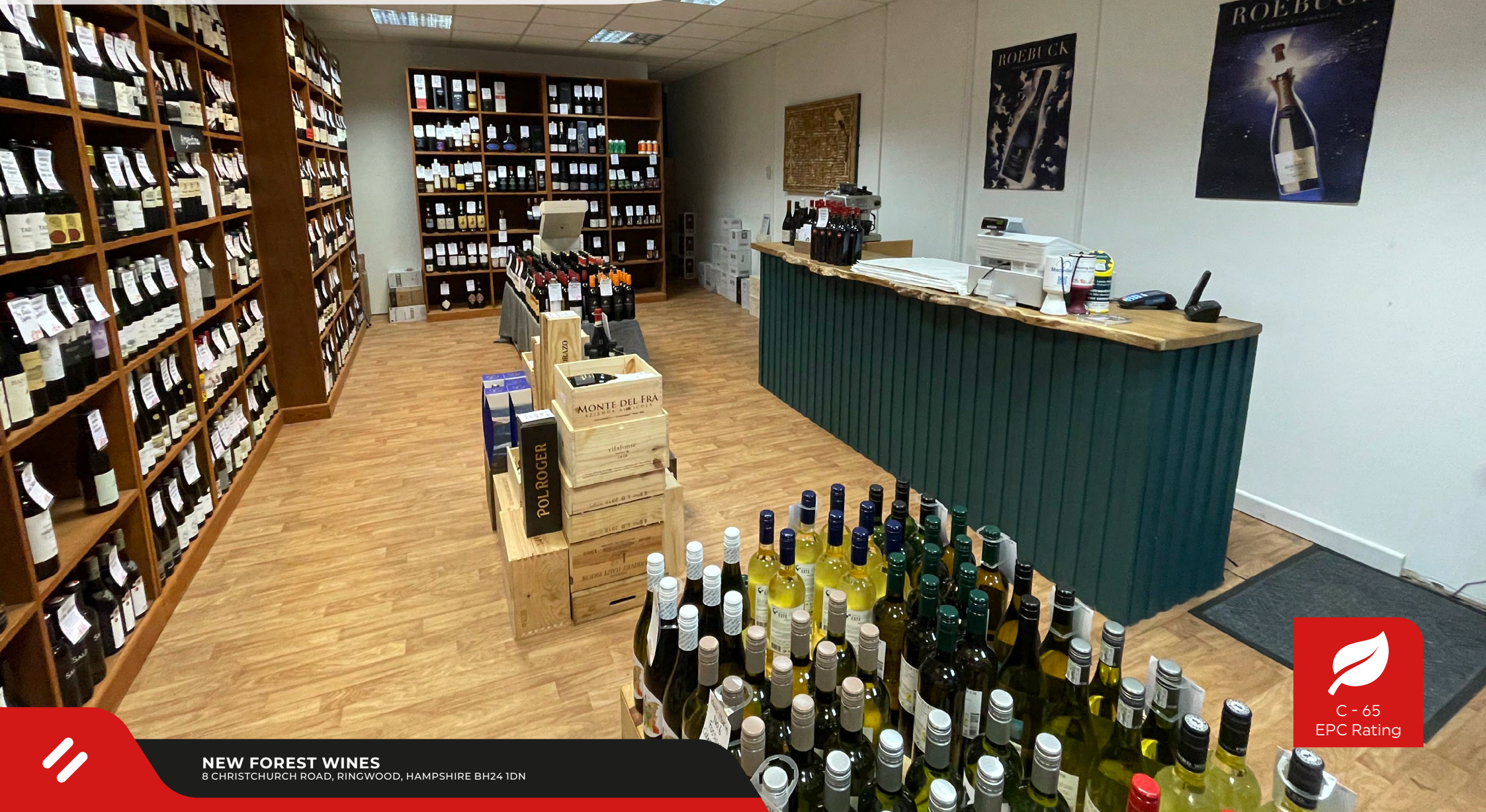
goadsby

NEW FOREST WINES

8 CHRISTCHURCH ROAD, RINGWOOD, HAMPSHIRE BH24 1DN

SUMMARY >

- LONG ESTABLISHED INDEPENDENT WINE MERCHANT
- PROMINENT TOWN CENTRE LOCATION
- GENUINE TURNKEY BUSINESS OPPORTUNITY
- HUGE POTENTIAL TO GROW AND DEVELOP THE BUSINESS
- INCLUDES WEBSITE AND ONLINE ORDERING SYSTEM



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C - 65
EPC Rating

Location

Prime High Street trading location. Busy Market Town on the edge of New Forest National Park.

Accommodation

Retail Shop. Lobby. Cloakroom.

Description

Through front door into Shop with laminated floor, extensive wooden wine shelving, display units, wooden counter servery with oak top, electronic cash register, shelving under reception, wooden stool, wine fridge, wine racking. Through into Lobby with door into Cloakroom with low level WC, wash hand basin, hot water heater above.

Trading & Business

The owner informs us that the business operates from Tuesday to Saturday inclusive, from 10am until 5pm. The business has been trading since May 2008 as an independent wine merchant. The owner has provided us with accounts which show that in the year ending 5th April 2024, the turnover was £257,152 and a profit of £8,597 was achieved. The owner feels that a further investment in marketing the business would lead to a significant increase in sales and profitability. Further accounts can be made available to genuinely interested purchasers.

Licences/Permissions

We are informed that the property holds a Premises Licence granted by New Forest District Council. The Licensing Act 2003 states that properties serving alcohol have a designated premises supervisor who must hold a Personal Licence. We suggest that all purchasers take appropriate professional advice. We have not had sight of this licensing documentation.

Rateable Value

£12,750 at the Uniform Business Rate of 49.9p in the £ for 2024/25. Information taken from the Valuation Office Agency website.

Tenure

LEASEHOLD. The owners inform us that the premises are held under an original 3 year lease which commenced on the 1st October 2024, at a rent of £16,600 per annum. We have not had sight of this lease documentation.

Price

£35,000 plus Stock at Valuation to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.

Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.



Mark Nurse
Associate Director
mark.nurse@goadsby.com
01202 550176



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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

goadsby.com

