



**News agency, Beckett Road, Doncaster** **Ref:576**



**SYBS Premier Estate Agents are delighted to offer for sale, on a let basis, this well established newsagents together with spacious three-bedroom living accommodation. The business benefits from counter and delivery newspapers, off-licence, National Lottery, Health Lottery, Paypoint, Charity Scratchcards, Rovers Lottery, Pools and free-to-use Cash Machine as well as sole agent for parcel drop off and collection service (DPD / Interlink). The ground floor accommodation consists of shop, kitchen/lounge and store-room. First floor benefits from lounge, bathroom and three bedrooms. Must be viewed to appreciate the sale.**

**Price: £50,000 Business Plus SAV**  
**Rent: £1,000 PCM**

**Location:** The subject business and premise is situated approximately one mile east of Doncaster Town Centre. The surrounding area is a large residential district and houses a number of industrial estates and commercial premises. It is also within close proximity of Sandall Park with its boating lake, which is one of the most popular of the local authority's parks

**Description:** Well-established news agency together with a spacious three-bedroom living accommodation. The business benefits from counter and delivery newspapers to residential and commercial customers, Off-Licence, National Lottery, Health Lottery, Paypoint, Charity Scratchcards, Rovers Lottery, Pools and free-to-use Cash Machine as well as sole agent for parcel drop off and collection service (DPD / Interlink).

**Accommodation:** Part-glass frontage with single entrance leading into open plan sales area with counter, shelving, computerised till, display cabinets, drinks cabinet and opening to hallway (Shop measurements approx. 362 sq ft). Fitted kitchen with open-plan recently built lounge/dining area with French doors leading into rear yard. Store room and WC facility. Stairs leading to first floor which benefits from spacious front facing lounge, family bathroom and three bedrooms. Outside benefits from driveway, single garage, storage shed and patio area. Property benefits from uPVC double glazing, gas central heating, CCTV and alarm system.

**Tenure-** Leasehold with new lease to be created.

**Opening Hours**

4.45am to 6pm Monday to Friday  
 4.45am to 5.30pm Saturday  
 4.45am to 12.30pm Sunday  
 Licensing Hours – 6am – 8pm.

**Staff:** Presently run by the owner, 1 Full time and 3 Part-time employees and 1 weekend assistant, plus 8 paper boys/girls.

**Business Rates:** Rateable Value of £3,400 with Rates Payable of £1,632 (information obtained from Valuation Website on 9/9/15). Small Business Relief may apply, subject to status.

**Business:** According to the accounts for the year ending 30<sup>th</sup> April 2015, the turnover was £317,290 with a GP of £48,693. Accounts will be available for interested parties after a viewing has taken place.

**Price: £50,000 Business Plus SAV**  
**Rent: £1,000 PCM**

**Finance:** At your request we can put you in touch with an Independent Business/Finance Adviser in order to review any intended purchase.

**Newsagents and off-licence**

**Spacious three-bedroom accommodation**

**Counter & delivery newspapers**

**Must be viewed to appreciate sale**

**Finance**

**At your request we can put you in touch with an Independent Financial Advisor in order to review any intended purchase.**



**Kitchen**



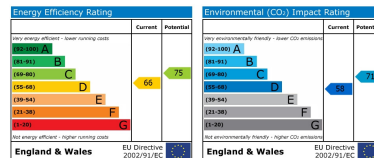
**Lounge**



**Bathroom**



**Rear Garden**



**The Property Mis-description Act 1991:1)** The mention of any appliance/service within these sales particulars does not imply they are in full working order. It is the responsibility of any prospective purchaser to satisfy themselves prior to completion that all the appliances/services are in full and safe working order. 2) All measurements, areas and distances are approximate only and should not be relied upon. A prospective purchaser should seek further clarification of any details that are of particular importance to them. 3) Extracts from the Ordnance Survey (if used) are only to identify the site mentioned in the sales particulars. The surrounding areas may have changed since it was produced and therefore may not be an accurate reflection of the area around the properties boundaries. 4) Details regarding rating and Town and Country planning matters have been obtained on a verbal basis from the appropriate Local Authority. Unless stated, we have not examined copies of planning consents. We would recommend that interested parties contact the relevant local authority to confirm any information. Misrepresentation—SYBS gives notice that these particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in employment of SYBS has authority to make or give any representation or warranty in relation to the property.