



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

PROMINENT TOWN CENTRE RUNNING, FITNESS AND SPORTS SHOP WITH 31 YEARS OF ESTABLISHED AND PROFITABLE TRADE

HPT SPORT RUNNING MAN, 31-32 THE STRAND, BUDE, CORNWALL, EX23 8RA

PRICE: Offers are invited in the region of £49,950 Leasehold to include all trade fixtures, fittings and equipment plus SAV

- Prominent location on main arterial road through Bude*
- Double fronted shop unit with extensive window display*
- Operating as sports shop but with reputation for running shoes with brands including On Cloud and New Balance*
- Having been operated successfully by a husband and wife partnership with 31 years of profitable trade*
 - Well managed business being part of a Sportswear Purchase Group as well as receiving 100% small business rates relief*

LOCATION

For many years Bude has been known as one of Cornwall's most popular family seaside resorts, thanks to its large sandy beach, visitor accommodation and facilities. As a result the town has a brisk tourist trade, but the area known as Bude-Stratton also has a vibrant living and working community of over 18,000 that supports the development and growth of the local economy and makes use of the local shops, cafes, services and restaurants. Ongoing growth in the area includes the Binhamy Road housing development, which by 2023 will have added a further 420 houses. Bude-Stratton lies next to the 'Atlantic Highway' A39, which runs to Bideford (25 miles) and Barnstaple (34 miles) to the north, and down to Tintagel (19 miles) and Padstow (35 miles) to the south, and carries a regular bus service linking these coastal towns.

THE SITUATION

Situated along The Strand the property is on the main arterial road through the Town and at the entrance to the Town Centre, with on street car parking along The Strand including directly outside the premises.

THE PROPERTY AND CONSTRUCTION

Being a double fronted shop unit of 749 sq.ft (70 sq.m) with parquet flooring, downlighters, assorted racking and shelving, CCTV system and counter servery with EPOS till and stock system. There is also a changing room, kitchenette and toilet.

THE PROPOSAL

Our clients are inviting offers for the Leasehold interest of the property and business with a new lease to be granted upon completion, term to be agreed with the Landlords. The current rent for the property is £11,500 pa.

THE BUSINESS

Having been operated by our clients for 31 profitable years the business is for sale due to their pending retirement. HPT Sport Running Man has a large catchment with many runners coming from Clubs as well as individuals. The business currently trades 6 days per week, Mon-Fri 9.30am-5pm and Sat 9am-4pm. Operating as a Run Fitness Specialist supplying brands such as Brooks, New Balance, On Clouds, Saucony, Ronhill, Altra, Hoka and much more. Also suppling Swimwear, Football, Rugby etc. Being part of the Stag Sportswear Purchase Group, it provides the business access to the whole market of sportswear whilst obtaining the Purchase Group's preferential 'buying power'. Turnover for the past 3 years has been between £190,000 and £210,000, with an average net profit of £55,000.

THE INVENTORY

The property is sold with an inventory of trade fixtures, fittings and equipment.

THE STOCK

Any current stock to be purchased at valuation upon completion, estimated at £65,000 - £85,000,

depending on the season.

VAT

Payable, if applicable, at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

Please contact the agents for a copy of the Energy Performance Certificate and Recommendation Report.

THE ACCOMMODATION (*comprises*)

GROUND FLOOR

SHOP

29'2 x 25'8 (8.90m x 7.80m) 749 sq.ft (70 sq.m)
Extensive double frontage and window display, parquet flooring, down lighters, counter with EPOS till and stock system, free standing and wall fitted display units / shelving, changing room, kitchenette and toilet facilities

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
TEL: (01237) 424053 / 07868 846357 E-MAIL: sales@jd-commercial.co.uk

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