

Ref: 9381

# Londis

Abergele Road, Old Colwyn, Conwy, LL29 9PG



Passionate about selling your business.

# Business & Property: £289,950

EPC rating: D / Business rates: SBRR

Annual Turnover: £355,369

Gross Profit: £109,343

Latest available accounts

30th Jun 2024

## Established Convenience Store - Old Colwyn

Blacks Brokers are pleased to bring to the market this freehold convenience store located in Old Colwyn.

- ✓ Freehold Londis Convenience Store
- ✓ Accounts Available To 30 June 2024
- ✓ Annual Turnover £355,369 / Gross Profit £109,343
- ✓ Includes Three-Bedroom Rental Flat
- ✓ Located On Busy Road In Old Colwyn
- ✓ Mixed-Use Investment Opportunity
- ✓ Fully Equipped Retail Premises
- ✓ Loyal Local Customer Base



## About

This is an established freehold Londis-branded convenience store located in Old Colwyn, North Wales. The business has been trading successfully for the past three years under the current ownership, offering a wide range of goods including groceries, confectionery, baked goods, newspapers, magazines, greetings cards, wines, spirits, beers, tobacco products, chilled items, and essential everyday items such as milk. Additional revenue is generated through services including a cash machine and the National Lottery. The reason for sale is due to the vendor's other business commitments, creating an opportunity for either a full-time owner-operator or an investor seeking a mixed-use freehold commercial and residential property with rental income.

## Location

The business is located in the heart of Old Colwyn, a busy coastal town near Llandudno, a popular Victorian tourist destination. Situated on a prominent main road, the shop benefits from steady footfall and regular trade from the local residential community. The area is well-connected with the A55 dual carriageway located just one mile away and Old Colwyn railway station nearby, making the location both accessible and visible. The shop forms part of a parade of commercial units in the town centre.

## Premises Details

The property is a double-fronted two-storey building with a well-laid-out ground floor retail space. The retail area features tiled flooring, a central gondola, left-positioned counter, shelving and racking throughout, and good quality chilled and bakery display equipment. The shop is supported by a substantial rear storage facility, with an additional storage room and access to a rear yard which includes an external WC. Above the retail unit, accessed via a separate entrance, is a self-contained three-bedroom flat comprising two double bedrooms, one single bedroom, a lounge, kitchen and bathroom. The flat currently produces a rental income of £800 per calendar month, representing a valuable additional income stream. The business is located in a consistent trading position with high visibility and loyal local clientele.



## Financial Information

For the year ending 30th June 2024, the business generated an annual turnover of £355,369, delivering a gross profit of £109,343. This reflects a consistent trading performance and demonstrates strong margins for a retail convenience operation of this size. The residential accommodation generates a further £9,600 annually in rental income. There is potential for growth through enhanced operating hours, the expansion of product lines, or greater local marketing.

## Included In The Sale

Included in the sale are all fixtures and fittings necessary for the continuation of trade. This includes shelving and racking, a Rijo 42 commercial coffee machine, Uno commercial bakery oven, upright and chilled drinks cabinets, and a full EPOS till system.

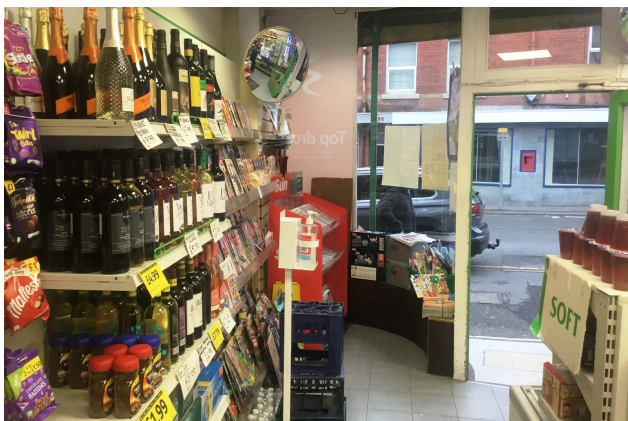
The premises are presented in good condition and are fully equipped for immediate trade.

## Opening Hours

The current trading hours are Monday to Thursday from 06:45 to 17:30, Friday from 06:45 to 18:00, Saturday from 06:45 to 17:00, and Sunday from 07:45 to 14:00. There is scope for the purchaser to extend these hours to capture additional trade.

## Summary

This is a well-established freehold convenience store with residential accommodation, located in a strong trading position on a busy road in Old Colwyn. The business is ideally suited to an owner-operator seeking to generate both retail and rental income or an investor looking for a mixed-use property with long-term growth potential. The business is fully equipped, profitable, and supported by loyal local customers, with significant potential for further development.







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## Contact

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