

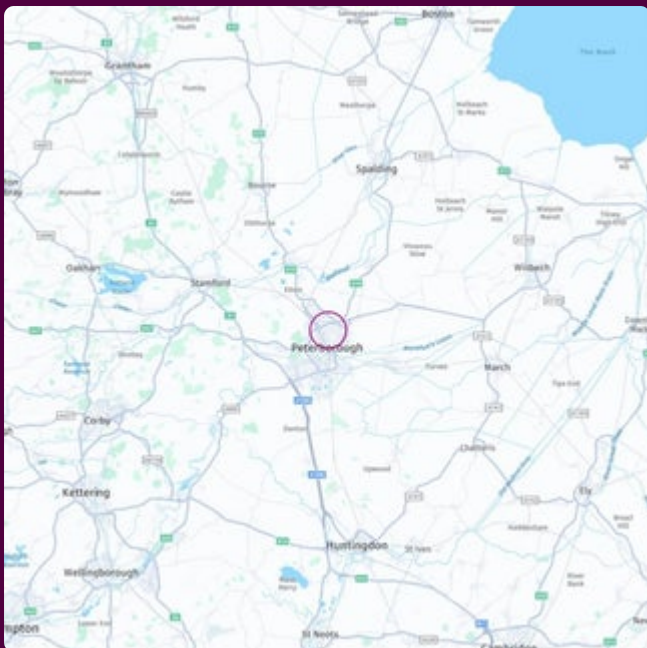


One Stop St. Pauls

227 St. Pauls Road
Peterborough
PE1 3EG

Leasehold: £275,000
Annual Rent: £33,000

Ref: 1418319



DESCRIPTION

An excellent opportunity to acquire the leasehold interest in this prominently positioned One Stop convenience store, located on St Pauls Road in Peterborough within a well-established residential and commercial catchment.

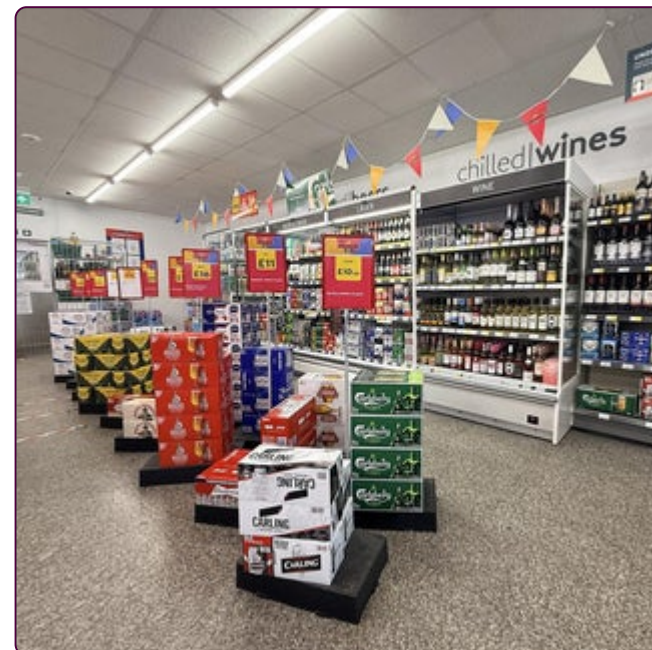
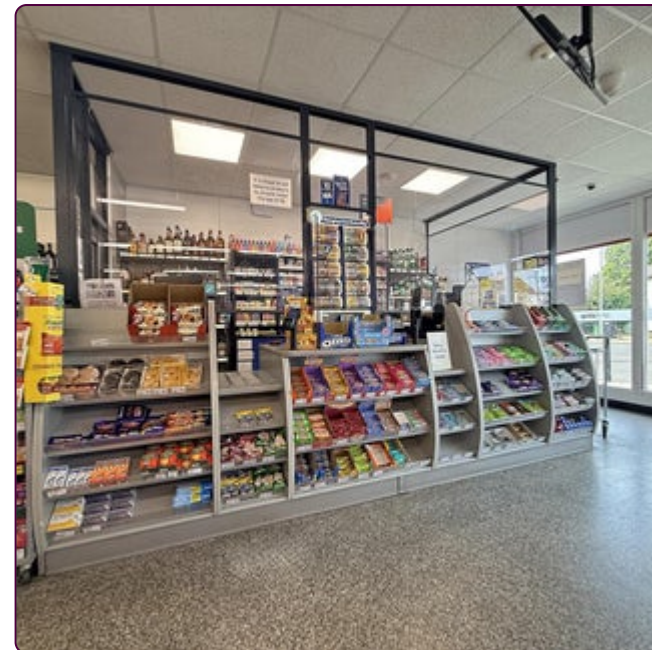
The premises comprise an impressively sized retail unit, providing a substantial and well-configured sales area suitable for a wide range of convenience retailing. The store benefits from the strength of the One Stop brand and is well placed to serve surrounding residents, passing trade and customers travelling along this busy local route.

The property occupies a prominent roadside position, offering strong visibility and accessibility, with customer parking available directly outside. The scale and location of the premises provide an attractive platform for continued trading and further operational development.

The opportunity is offered by way of a lease assignment, with the existing 15-year lease having commenced on 23rd September 2016 and transferring to the purchaser.

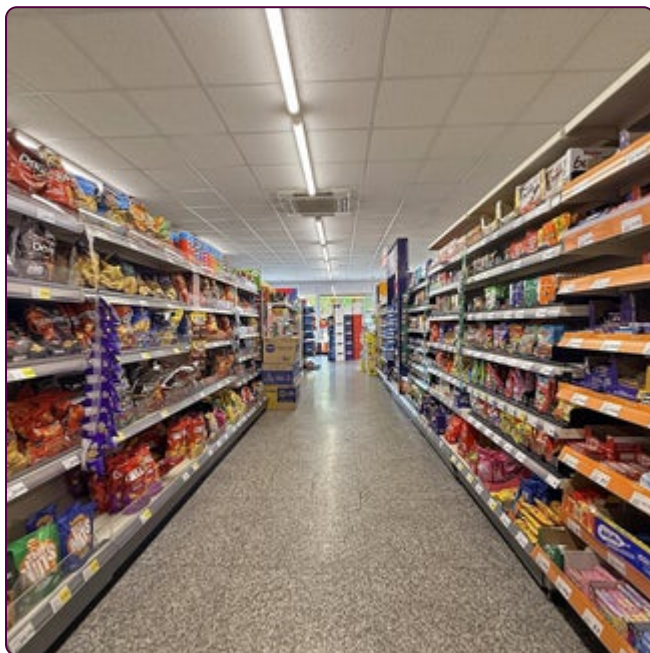
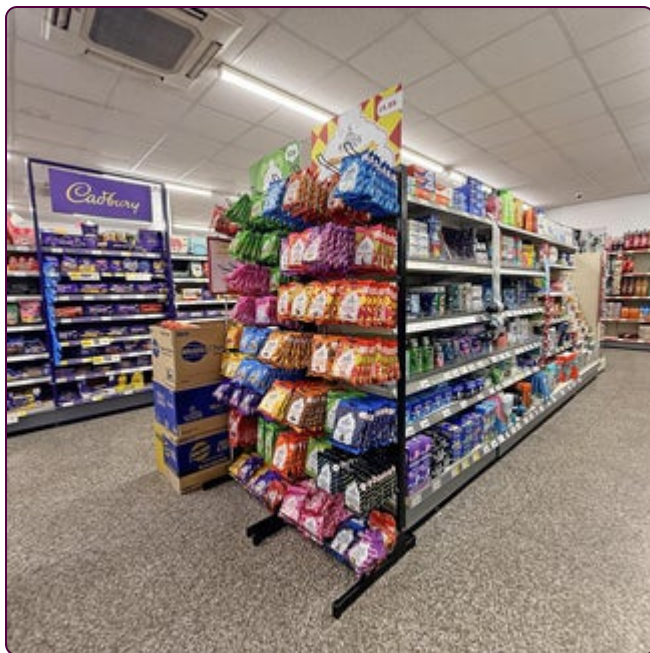
EXTERNAL DETAILS

The premises benefit from a well-lit shop front, creating a welcoming and highly visible entrance for customers, with customer parking located directly outside. Rear delivery access is also provided, supporting the efficient movement of stock and day-to-day store operations.



KEY HIGHLIGHTS

- Advised core weekly sales c. £19,000
- Trading with 24-hour alcohol licence
- C.3,500 sq ft trading area
- Potential to increase existing trade
- Customer parking available
- Finance available, subject to status, via Christie Finance. Energy Rating C.



INTERNAL DETAILS

The One Stop store comprises a substantial and predominantly open-plan retail sales area extending to approximately 3,526 sq ft (328 sq m), configured to provide an efficient and practical trading layout for high-volume convenience retailing.

The premises are fully fitted and equipped for the sale of convenience goods, including chilled and frozen foods, confectionery, tobacco products, newspapers, magazines, stationery, grocery lines and a range of everyday household essentials. The store also benefits from a 24-hour alcohol licence, together with additional customer services including Lottery and InPost lockers.

The principal sales counter is situated to the front of the premises, with well-arranged shelving, merchandising displays, refrigeration, product fixtures and promotional areas positioned throughout the sales space to maximise customer circulation and trading efficiency.

Ancillary accommodation is provided to the side and rear of the property, offering valuable storage space and staff facilities suitable for the day-to-day operation of a busy branded convenience store.

FIXTURES & FITTINGS

We are advised by our clients that the fixtures and fittings are wholly owned and will be included within the sale.

THE OPPORTUNITY

The One Stop on St Pauls Road, Peterborough represents an opportunity to acquire an established branded convenience store by way of a lease assignment.

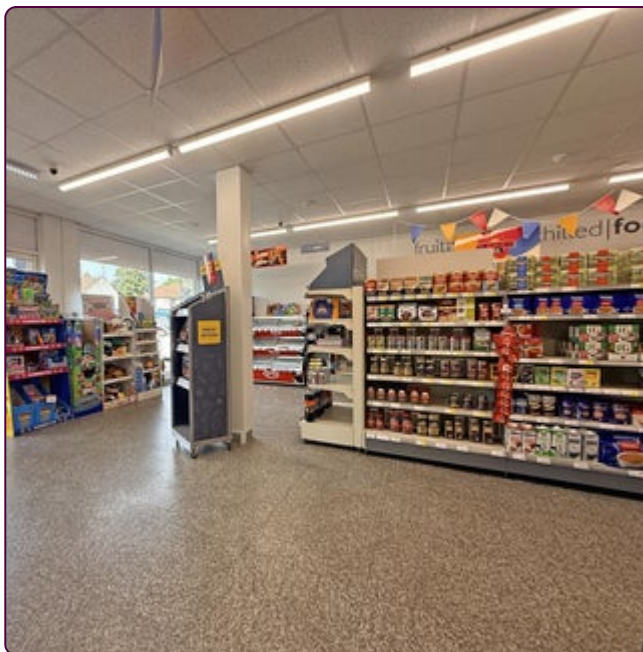
Sales are understood to be derived predominantly from traditional convenience retailing, including tobacco, alcohol, newspapers and magazines, chilled and frozen foods, grocery products, confectionery, snacks and soft drinks, supported by regular custom from the surrounding residential and commercial catchment.

There is considered to be further scope to grow trade through extending the product range, broadening the retail offer and maximising the store's established convenience shopping position.

LOCATION

Located on St Pauls Road in Peterborough, within the PE1 district and forming part of an established mixed residential and commercial area to the north of the city centre.

St Pauls Road benefits from nearby local amenities, community facilities and surrounding residential streets, providing a strong local catchment for day-to-day convenience trade. The area is accessible via nearby routes including Fulbridge Road, Lincoln Road and Paston Lane, with local bus services operating in the vicinity and Peterborough railway station accessible from the city centre.



TRADING INFORMATION

Trading information will be made available for seriously interested parties.

STAFF

The business is currently run with the assistance of full and part time members of staff.

The Transfer of Undertakings Protection of Employment (TUPE) regulations shall apply to all employees, requiring purchasers to offer continuity of employment to all staff.

TRADING HOURS

Shop opening hours:

- Monday to Saturday: 6:00am to 8:00pm
- Sunday: 6:00am to 6:00pm

TENURE

The property is held by way of a lease assignment. The premises are let on a 15-year lease commencing on 23 September 2016, with the lease benefiting from the security of tenure provisions contained within the Landlord and Tenant Act 1954. The current passing rent is £33,000 per annum exclusive. The unexpired lease term is available by way of assignment.

BUSINESS RATES

The VOA web portal states that the Rateable Value (1st April 2026 to present) is £36,000.

Gross internal area: 322.81 m² (3474.7 ft²)



National Commercial Property
Compliance & Marketing

Energy Performance Certificates
(EPCs)
Professional Property Photography
Land Registry Compliant Lease Plans
Measured Surveys (CAD Drawings)
Property Floor Plans
Elevated Property Photography
Asbestos Management Reports
Fire Risk Assessment Reports

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Drawing No:

Rev Date Description



Project

Floor Plans

One Stop Store
227 St. Pauls Road
Pulford Heath
PE11 3EG

Drawing No: 8888 (20-JAN-20)

Drawing Title: Floor Plan

Drawing Date: 2020

Drawing Size: A1

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

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T: 01908 920 570

E: enquiries@christieinsurance.com

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



LEWIS LAST

Associate Director - Retail & Leisure

T: +44 7526 175 851

E: lewis.last@christie.com

CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

