

REF: M3279

ESTABLISHED ANTIQUES & COLLECTABLES RETAILER – FOR SALE – HYTHE AREA, KENT
TURNOVER £7,000 PER WEEK – NET PROFIT APPROX. £150,000 PER ANNUM

SALE PRICE INCLUDES £220,000–£240,000 WORTH OF STOCK

HUGE FIVE BEDROOM FLAT ABOVE – IDEAL FOR SUBLET INCOME (£1,600 PCM)
EFFECTIVE ZERO RENT POSITION – NIL BUSINESS RATES

HYTHE AREA, KENT – £275,000 LEASEHOLD INC STOCK
(PRICE INCLUDES STOCK – IN EFFECT THE BUSINESS IS ALMOST FOR FREE)



- TURNOVER £7,000 PER WEEK
- RENT JUST £10,000 PER ANNUM
- NIL RATES TO PAY



- NET PROFIT £150,000 PER ANNUM
- FIVE BEDROOM FLAT ABOVE
- 14 YEAR LEASE (4 REMAIN)

LOCATION

Located in a busy position on the main High Street in the Hythe area of Kent, this established antiques and collectables retailer benefits from strong passing trade, high footfall and consistent year round activity. The surrounding High Street offers a vibrant mix of independent shops and cafés, making it an ideal location for sustained retail performance.

THE BUSINESS

An 11 year established antiques and collectables retailer offering an exceptional range of vintage furniture, jewellery, artwork, curiosities and unique period pieces. The premises are packed with high quality stock, creating a genuine Aladdin's Cave that attracts collectors, locals and tourists year round. Despite only trading five days a week, 10:00–16:00, the business generates approx. £7,000 per week turnover and an outstanding £150,000 net profit per annum, supported by extremely strong margins and a loyal customer base.

The sale includes all stock valued at approx. £220,000–£240,000 (retail value approx. £480,000–£490,000), plus the lease, goodwill, fixtures & fittings, website and business name. A major benefit is the huge five bedroom flat above, capable of generating approx. £1,600 per month (£19,200 per annum) in sublet income. This creates an effective zero rent trading position with NIL business rates, making overheads virtually non-existent. At the asking price of £275,000, the buyer would recoup their investment in approximately 1.8 years, making this one of the strongest ROI opportunities currently available in the retail sector.

RATES

We are informed by the seller they pay: £NIL RATES per annum. *We insist all interested parties make their own enquiries regarding business and or council tax rates.

TURNOVER

We understand from our vendor client that the current turnover averages at £7,000 PER WEEK, working on an excellent profit margin—yielding our vendor a net of £150,000 per annum.

TRADING HOURS

Tuesday – Saturday 1000 – 1600. Monday & Sunday—CLOSED.

REASON FOR SALE

Retirement.

LEASE

The premises are held on a 14 year lease with 4 years remaining. Current rental of just £10,000 per annum which includes the 5 Bedroom Flat above—we understand from the owner that the flat could be sublet for £1,600 PCM (£19,200 per annum).

THE PREMISES

Internally the business is well-presented and fully equipped for trade. Benefits include: large double frontage with awning and double bay windows over looking High Street, roller shutter, wide range of multiple level display units throughout, trade counter, ample room and display, separate WC, large store room to rear. Rear garden, separate access internally to flat, as well as external separate access to flat. **In additional the business also benefits from 2 x private parking spaces to the rear.**

ACCOMODATION

Two storey five bedroom self contained flat with rear garden and internal access to business or its own separate entrance from rear. We understand from the owner that the flat could be sublet for £1,600 PCM (£19,200 per annum).

STAFF

Vendor operated.

LEGAL FEES

Each party is to cover their own legal fees and 50% contribution to all landlord costs, or otherwise negotiated as part of the sale.

PRICE

We are instructed by our Vendor to offer this business for sale, AT THE PRICE OF £275,000 priced **TO INCLUDE £220,000–£240,000 WORTH OF STOCK** and reflect the remainder of the lease, goodwill, and fixtures and fittings.



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