



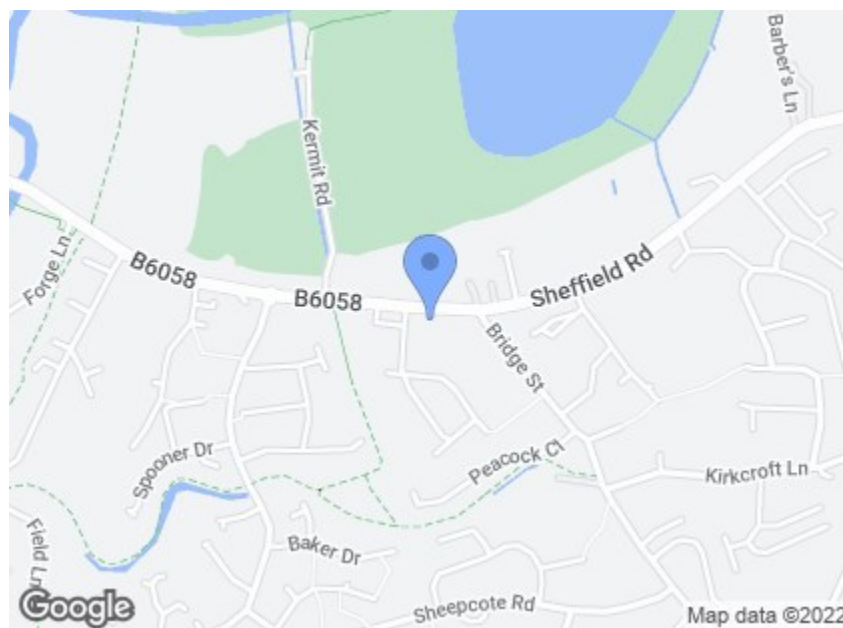
# CHARLES LOUIS

COMMERCIAL

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GROSS INTERNAL AREA  
TOTAL: 279 m<sup>2</sup>/3,006 sq ft  
FLOOR 1: 120 m<sup>2</sup>/1,293 sq ft, FLOOR 2: 103 m<sup>2</sup>/1,109 sq ft  
FLOOR 3: 56 m<sup>2</sup>/604 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



### Directions

## Killamarsh News, 205-207 Sheffield Road Killamarsh, Sheffield, S21 1DX

**£450,000**

- Freehold Business & Property
- Weekly Turnover £7,200 Approximately (2021 Year End Average)
- Potential To Develop The Business
- Large 6 Bedroom Accommodation Above
- Planning Permission Submitted For 9 Bed HMO Conversion
- Prominent Main Road Location
- Early Viewing Highly Recommended
- EPC - D

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

# Killamarsh News, 205-207 Sheffield Road

Killamarsh, Sheffield, S21 1DX

Charles Louis Commercial Agents are delighted to be appointed as acting agent, bringing to the market this excellent business opportunity and freehold property in Killamarsh, a town in North East Derbyshire, on the border of Sheffield.

Killamarsh News and Booze recently benefitted from a Premier branded refurbishment. It is family run and well established, having been in current ownership since 2013. Having a strong base of regular customers, this also benefits from passing trade due to this excellent main road trading position and on road parking at the front of the shop. Our clients have built the superb reputation and offers a wide range of alcohol and convenience lines. There is scope to expand through deliveries, active promotions and delivery collections to name a few.

## Reason for sale

Our clients are only selling the business due to family commitments and other business interests. The business is ideally suited for family run owner-operators thanks to the rare opportunity of having 6 bedroom accommodation above.

## Property

We understand the property is Freehold and not VAT Applicable. The HMO planning Conversion can be viewed on North East Derbyshire Planning Portal Ref: 22/00380.

## Financials

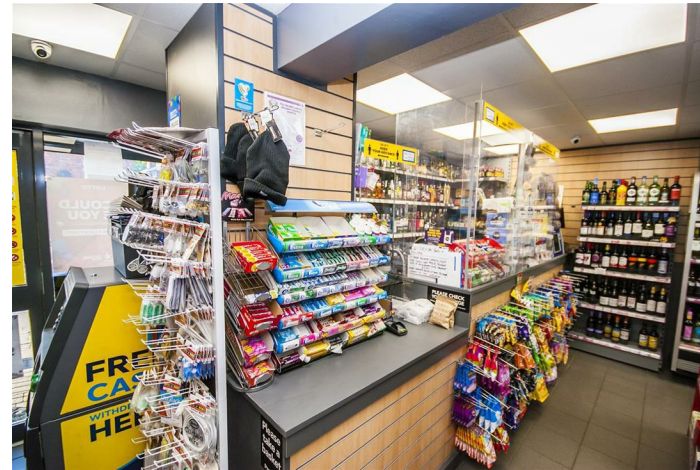
Killamarsh News and Booze has traded well with the last year end accounts for 2021 highlighting a turnover of £378,518. Please note full accounts are available upon successful viewing and at the discretion of our clients.

All enquires to be strictly through the sole selling agent, Charles Louis Commercial Agents.

## External



## Retail 1



## Retail 2



## Retail 3



## Kitchen



## Dining Room



## Living Room



## Bedroom



## Bathroom



## Yard

## Aerial

