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F.T.I. RENZI

26 STONEHOUSE STREET, PLYMOUTH, DEVON, PL1 3PE.

- * *Leading independent flooring and tiling specialists.*
- * *Operating throughout the South West.*
- * *Impressive warehouse and office premises (approx. 7,500 sq ft).*
- * *Reception, showroom, workshop/storeroom.*
- * *Offices, kitchen, cloakrooms and parking.*
- * *Turnover approx. £247,000 per annum. Healthy Profits.*
- * *Reputable, well established concern.*
- * *Retirement sale. Excellent opportunity and potential.*
- * *Also available as empty unit. Flexible terms available.*



This old established and reputable business enjoys a convenient trading position in Stonehouse Street, an established and sought after commercial area of Plymouth. The Stonehouse and Millbay areas of Plymouth are located within half a mile of the main city centre and the area has a full and varied mix of businesses represented within it. Indeed, this location has seen considerable redevelopment in recent years with various new quality flat redevelopments. This is scheduled to continue which should help ensure its continued popularity in years to come.

Plymouth, with a population of over 250,000 is the largest city in the West Country. Largely rebuilt since World War II it is now a thriving industrial and commercial centre and is still one of the Royal Navy's principal base and warship repair dockyard. The city has excellent educational, recreational and entertainment facilities and access to the rest of the country is gained by road via the A38/M5 motorway, by rail and by air. Europe is also accessible by the car/passenger ferry which is operated from its terminal at Millbay Docks.

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact, and intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of these statements. The vendors or lessors do not make or give Huntley & Partners nor any person in their employment, any authority to make or give any representation or warranty whatsoever in relation to this property.

The property is a modern purpose-built construction on two levels totalling approx. 7,500 sq ft. providing extensive reception, showroom and stockroom facilities. A viewing appointment is highly recommended.

THE ACCOMMODATION (ALL DIMENSIONS APPROXIMATE)

GROUND FLOOR

MAIN RECEPTION/SHOWROOM (Approx. 700 sq ft) A well-appointed reception and showroom area with range of custom-built display units, suspended ceiling, reception counter, stairs to first floor and access through to: -

MAIN STOCKROOM/STORE FACILITY (Approx. 3,000 sq ft) With concrete flooring, fluorescent lighting, range of stock shelving and shutter security door to front car parking area together with separate rear fire exit.

SMALL STAFF KITCHEN TOILET.

FIRST FLOOR

LANDING

OFFICE (Approx. 150 sq ft) With carpet, radiator and window to front aspect.

RECEPTION/OFFICE 2 (Approx. 150 sq ft) With carpet, radiator and window to front aspect.

OFFICE 3 (Approx. 150 sq ft) With carpet, radiator and window to front aspect.

WALK-IN STORAGE CUPBOARD

SECONDARY SHOWROOM (Approx. 1,000 sq ft) With carpet, commercial floor covering and range of display units.

LADIES AND GENTS TOILETS

STOCKROOM (Approx. 2,000 sq ft) An extensive storage area with ancillary mezzanine storage level, fluorescent lighting and floor delivery hatch to ground floor store area.

OUTSIDE FRONT CAR PARKING FORECOURT with space for four cars. (Note: There is adequate on-street car parking available.)

SERVICES We understand that all main services are available. The premises have the benefit of a gas-fired central heating system.

THE BUSINESS

F.T.I. Renzi is arguably one of the South West's leading independent flooring and tiling specialists having been **ESTABLISHED** by our client in 1970 and during his tenure the business has enjoyed an enviable reputation based on quality and service. It is now only **OFFERED FOR SALE** as our client intends to retire.

The business is **CURRENTLY RUN** by one full-time proprietor with the part-time assistance of his partner together with two full-time floor layers.

The business enjoys an **EXCELLENT AND MOST PROFITABLE YEAR ROUND TRADE** catering for both the general public as well as commercial contracts. We understand that the **TURNOVER** for the 2011 amounted to approximately £247,000, with a **RECONSTITUTED NET PROFIT** of approximately £98,000. We understand that this turnover is evenly split between private and commercial trade. We also advise that our client has a good level of advanced bookings which would be passed on to prospective buyers. It is also felt that there is **GENUINE POTENTIAL** for new and enthusiastic owners to build on the existing reputation of the business and hopefully enhance future turnover and profits. Additional accounts will be made available to serious prospective buyers once they have actually inspected the premises.

We understand that **STOCK** to be taken over at valuation upon completion should amount to approximately £150,000. However, the level of stock could be made negotiable and our client might consider leaving in a private loan to help facilitate with the purchase.

An excellent opportunity to acquire a reputable and well established business which enjoys an excellent and profitable year round trade, only being offered now for sale after 42 years due to the retirement of the proprietor.

BUSINESS RATES For information on the rates applicable to these premises, please visit the Valuation Office website (www.voa.gov.uk).

PRICE: FREEHOLD £375,000 SAV

ALTERNATIVELY Our client is willing to dispose of the business on a **LEASEHOLD BASIS**.

It would be offered with the benefit of a new lease, the length of which is negotiable, with a commencing rental of £20,000-£25,000 per annum, exclusive of rates, subject to rent reviews every third year, with the tenant responsible for full repairing and insuring covenants.

PRICE: LEASEHOLD OFFERS INVITED SAV.

NOTE: The premises are available as a vacant unit also. It is felt that they would lend themselves to a variety of trades and uses. **NIL PREMIUM.** Flexible rental terms are offered. For fuller details please contact the agents.

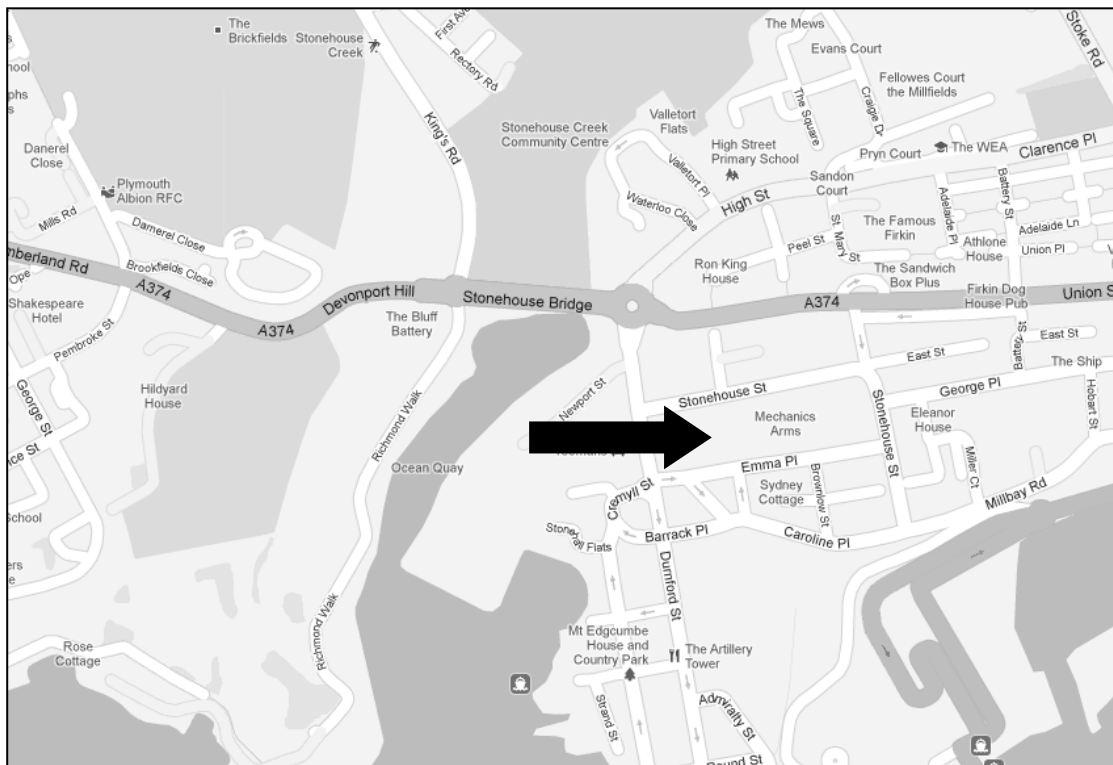
Unless otherwise stated all rental figures and asking prices quoted in the above details are exclusive of any Value Added Tax that might be applicable.

VIEWING Our clients require that **all viewings must be arranged by prior appointment through our offices**. Telephone now on **PLYMOUTH (01752) 20 60 20** (24hr answering service) when we will be pleased to make all your appointments for you, and bring you up-to-date with newly listed businesses.

PROFESSIONAL SERVICES We are also **Specialists in Valuations** for all purposes, **Rent Reviews, Lease Renewals, Rating, Compensation, Planning, Property Management and Auctions**. Contact our team of professionally **Qualified Surveyors, Valuers and Auctioneers** for all your requirements. Telephone us now on **PLYMOUTH (01752) 20 60 20** (24hr answering service).

MORTGAGES Contact our offices now for all your mortgage requirements. Plymouth (01752) 20 60 20.

LOCATION MAP



ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate HM Government

Non-Domestic Building

F T1 Rent
26 Stonehouse Street
Plymouth
PL1 3PE

Certificate Reference Number:
0595-2665-9630-8000-2003

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+			
A	0-25		Net zero CO ₂ emissions
B	26-50		
C	51-75		
D	76-100		
E	101-125		
F	126-150		
G	Over 150		

80
This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel: Natural Gas

Building environment: Heating and Natural Ventilation

Total useful floor area (m²): 636

Building complexity (NOS level): 3

Building emission rate (kgCO₂/m²): 62.1

Benchmarks

Buildings similar to this one could have ratings as follows:

38 If newly built
61 If typical of the existing stock