

# Drowers Home Hardware

Ref No: 4026

83 Fore Street, St Marychurch, Torquay, Devon, TQ1 4PY



## For Sale Due to Retirement After 39 Years

Known as 'The Shop Where You Can Buy Anything'

A Very Strong Local Brand and Reputation

Scope for Business Growth and Increased Profits

Offered For Sale on a New Commercial Lease (Freehold Sale Considered)

**£15,000 + Stock on Valuation - Leasehold**

Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)



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## LOCATION

Drowers is located on the very popular and vibrant St Marychurch Precinct in Torquay. The Precinct is a long established home to many diverse, independent businesses from retail, services, professional services, catering and leisure. The Precinct serves not just the immediate local vicinity but also attracts shoppers and visitors from far a field, as well as being popular with tourists visiting Torquay.

Drowers is a stalwart of St Marychurch trade, having been run by the current owners for 35 years. The business, which supplies tools, hardware, homeware, garden equipment, paint is affectionately known by many as 'the shop where you can buy anything.'

Due to our clients' advanced years, in more recent time the business has been run more by staff and would now benefit from the renewed vigour of an owner occupier or owner occupiers.

## ACCOMMODATION

The business operates from a ground floor lock up retail shop of approximately 115m<sup>2</sup> (1,237 sq ft).

## STORE & WC

## TENURE

The business will be sold on a new 10 year Full Repairing and Insuring lease at a rent of £9,000 per annum.

A sale of the freehold property will be considered.

## PRICE

£15,000 plus stock at valuation. Interested parties are advised to enquire with the Agents as to stock levels.

## BUSINESS RATES

The property has the following Rateable Value:-

2017 List: £9,594

**Please note this is not Rates Payable.** Qualifying Small Businesses will be eligible for 100% Small Business Rates Relief. Interested parties are advised to contact the Local Billing Authority, Torbay Council.

## EPC AWAITED

## VIEWING

Viewing is strictly by prior appointment with the Sole Agents, Bettesworths. Interested parties are advised to respect the ongoing business and staff. Tel. 01803 212021.



[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
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TQ1 1BB



**IMPORTANT NOTE:** Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

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