



McCONNELL
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

028 90 205 900

www.mcconnellproperty.com

BUSINESS & FREEHOLD PROPERTY



Price Reduced - o/a £695,000

FOR SALE Due To Retirement

Lucrative Business with Freehold Property

**Crawfordsburn Service Station
90 Ballyrobert Road
Crawfordsburn
Co Down
BT19 1JS**



**An exceptionally rare opportunity to acquire a thriving,
profitable, long established, award winning
convenience store and petrol filling station business,
with freehold property, in a busy and affluent North
Down village**



The Independent
Commercial Property
Consultants Network

MONTGOMERY HOUSE,
29-31 MONTGOMERY STREET, BELFAST BT1 4NX

T: 028 90 205 900
E: info@mcconnellproperty.com



THE BUSINESS

The Crawfordsburn Service Station convenience store is “part of the furniture” in this busy seaside village on the County Down coast of Belfast Lough. The business was started by the present owner’s father in 1955 and has remained in the same family ever since. Over the years the irrepressible Linda McCormick has developed the business, catering both for the affluent local populations of Crawfordsburn and Helens Bay, and for the huge influx of visitors who descend on the village throughout the year, in particular visiting the popular Crawfordsburn Country Park and the beaches at Crawfordsburn and Helens Bay.

The business won the Neighbourhood Store of the Year (under 1500 sq ft category) in the Neighbourhood Retailer Awards 2015.

Established over 60 years ago, Crawfordsburn Service Station is the only convenience shop within the Crawfordsburn and Helens Bay area - the nearest competition for groceries and fuel is in Bangor - so the business enjoys a strong and loyal local customer base. The convenience store is well stocked with a diverse range of staple and speciality foods, and has a National Lottery franchise and an in-store ATM. The forecourt has six “Pay at the Pump” fuel pumps with three underground tanks. Audited accounts can be made available for inspection by bone-fide interested parties. The business will be sold free of any supply agreements for either Topaz fuel or Spar grocery.



THE LOCATION

The picturesque village of Crawfordsburn is located on the southern coast of Belfast Lough, some 10 miles from Belfast, 3 miles from Bangor, and 1 mile from its sister village of Helens Bay. The property is located at the entrance to the village, on Ballyrobert Road, beside the Crawfordsburn Inn and close to the main entrance to the Crawfordsburn Country Park.

THE PROPERTY

Situated on a site of approximately 0.29 acres, the property comprises a fully fitted single storey retail unit, with basement store, and an extensive concrete forecourt with canopy and three double pump islands. Approximate floor areas as follows:

Retail (incl. coffee dock)	1,708 sq ft	183.8 m2
Kitchen / Prep area	124 sq ft	10.7 m2
Office	56 sq ft	5.2 m2
Staff Room / kitchen	54 sq ft	5.0 m2
Basement Store	203 sq ft	18.8 m2

Forecourt - 3 x underground double skin, bunded fuel tanks:

Tank 1	40,000 Litres
Tank 2	20,000 Litres
Tank 3	10,000 Litres





THE OPPORTUNITY

Due only to the planned retirement of the present owner, Linda McCormick, the business is offered for sale as a going concern, together with the freehold property, providing an excellent opportunity for either an established or a new retailer to further develop an already highly successful business. The business will be sold free of any supply agreements, allowing the purchaser to negotiate the best terms with suppliers going forwards.

It is anticipated that the sale will be by way of a Transfer of a Going Concern (TOGC) and that the current staff (2 x full-time; 6 x part-time) will transfer to the purchaser under TUPE.

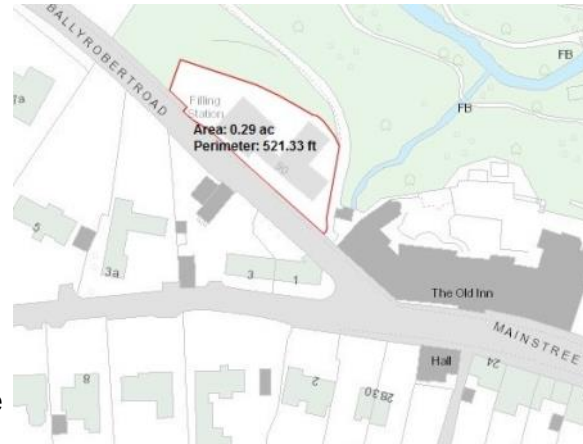
Rates The Net Annual Value is £15,500 (source: LPS Website) which results in Rates Payable in 2017/18 of c. £8,470.29 pa

VAT It is anticipated that the sale will be by TOGC, but if this is not possible then VAT may be payable on the purchase price

EPC D82 - Certificate on request

FURTHER INFORMATION

For information on asking price; turnover; and to discuss this opportunity in more detail please contact Rory McConnell or Shaun Wallace at McConnell Chartered Surveyors 028 90 205 900 - rory.mcconnell@mcconnellproperty.com - shaun.wallace@mcconnellproperty.com



© Crown Copyright 2113—2017