

# SCOTCHER & CO

C O M M E R C I A L

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**A LONG-ESTABLISHED, POPULAR AND WELL-KNOWN AQUATICS SUPPLIER BUSINESS, OFFERED FOR SALE ON A LEASEHOLD BASIS DUE TO OUR CLIENT'S RETIREMENT PLANS.**



**“HUNNYHILL AQUATICS”  
BROOKFIELD YARD  
VICARAGE WALK  
NEWPORT  
ISLE OF WIGHT  
PO30 5JH**

A rare and unusual opportunity to acquire this business, specialising in all aspects of aquatic supplies, offering services and deliveries across the Isle of Wight, and long-established in its current location. It is only offered for sale due to our client's impending retirement plans, and early interest is therefore strongly encouraged.

The business and property are situated just to the north of the main Town Centre of Newport, which in itself is the County Town and administrative centre for the Island and, as such, is constantly busy. Near neighbours include Sainsbury's superstore and Towngate Retail Park, which is home to Benson Beds, Snap Fitness and Halfords. The property and business are easily accessed and provide for good communications to the rest of the Island, if required.

The business is offered on the basis of a new lease, with an appropriate ingoing premium to purchase, with further details and information as briefly outlined overleaf.

**INGOING PREMIUM - £80,000**

**For the benefit of the goodwill, existing fixtures, fittings and equipment, including the delivery truck.**

**RENTAL GUIDE FOR THE PREMISES - £18,000 P.A.X.**

**N/B: Further storage buildings and facilities are available by separate negotiation nearby.**

These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy.

All measurements are approximate.

Unless otherwise stated, all prices and rents are quoted exclusive of VAT

<b>ACCOMMODATION</b>	<p>The business trades from a detached older-style building, comprising retail at the ground floor, with some loft storage over, positioned within a useful enclosed yard, suitable for further displays, customer parking and deliveries etc.</p> <p>The premises are well-fitted for their current purpose, and the attached photographs indicate the level and standard of the accommodation included.</p>
<b>AGENT'S NOTES</b>	<p>The client also owns a nearby former garage/storeroom, and a further larger detached storage facility, and both may be available to lease if required, subject to appropriate separate negotiation - rental guides on application.</p>
<b>THE BUSINESS</b>	<p>Hunnyhill Aquatics is a very long-established and popular family-run business, offering services to include aquarium stands and cabinets, pond equipment to include pumps, UV clarifiers and filters, pond liners (either flexible or rigid), aquatic plants both real and artificial, filters, heating and lighting, fish foods for ponds and aquariums in both winter and summer, plus treatments and medications. We believe the business offers an ideal opportunity for a new owner to either continue in the same vein or expand accordingly.</p> <p>Accounts and other details can be discussed and provided, but only to bona fide applicants and their professional advisors, and this may be subject to signature of a confidentiality agreement.</p> <p>The business is offered fully equipped as a going concern, and the fixtures, fittings and equipment will be inventoried on the occasion of a sale. Stock will be sold separately at valuation, and we are advised that this currently averages some £65,000.</p>
<b>RATEABLE VALUE</b>	<p>With effect from April 2023 – £4,950.          UBR 2023/2024 @ 49.9p in the £.          Providing the occupier also qualifies, the premises qualify for complete small business rates relief. Interested applicants may wish to verify this information with the Rating Office on 01983 823920.</p>
<b>SERVICES</b>	<p>Water, electricity and drainage are all understood to be connected where appropriate. Interested parties should always check the availability and suitability of main services to their own satisfaction.</p>
<b>EPC</b>	<p>TBC – Being Commissioned.</p>
<b>TENURE</b>	<p>The business will be sold on the basis of a new lease, effectively on a full repairing and insuring basis, with the Landlord to insure the building(s) and the tenant to pay their share of the premium. Tenants will be responsible for their own contents and public liability insurance. The lease may contain three-yearly upward-only rent reviews, and the Landlord will reserve the right to exclude any lease from the security provisions of the Landlord &amp; Tenant Act 1954, Part II.</p>
<b>POSSESSION</b>	<p>Upon legal completion.</p>
<b>RENTAL GUIDE</b>	<p>For the retail premises and yard - £18,000 p.a.x. Rental guide on application in respect of the additional storage facilities, if required.</p>
<b>INGOING PREMIUM</b>	<p>£80,000 to include goodwill, fixtures, fittings, equipment and the delivery truck. Stock to be sold separately at valuation upon completion.</p>

**LEGAL COSTS**

Each party to bear their own legal and professional costs in respect of this transaction.

**VAT**

We are not aware of any VAT liability in respect of these premises. However, interested applicants should always check the VAT status of any property to their own satisfaction.

**VIEWING**

VERY STRICTLY by appointment and with ABSOLUTE DISCRETION via the agents, through whom all discussions and negotiations must be conducted.

**REFERENCE**

16122024/HunnyhillAquatics-Newport/16-Dec-24

**ADDITIONAL PHOTOGRAPHS**

Larger electronic copies of all photographs contained within these details are available upon request.

