



For Sale

Location: **NSW**
Asking: **\$180,000 + SAV**
Type: **Retail Other**

UNDER OFFER - Umina Beach Newsagency Priced to sell \$180k + S.A.V.

Priced to sell is no doubt the key word here as the owners want a quick sale, this means the purchaser needs to have their finance organized and be ready to move with definite purpose and commitment. This means the owner will negotiate a reasonable price.

Without doubt this newsagency is located in the number 1 position in the main street. The lease has a further option of 5 years from August 2024, 7 years from now.

This location may be the reason that the Lott commissions of \$187,324 p.a. are among the best in commissions. This gross income alone pays the Rent occupancy costs of \$54,667 leaving a surplus of \$132,657 to contribute to all other expenses, before other product sales and their considerable gross profits of \$132,925.

The current Business Model focusing on Gifts, Cards, Games, Puzzles is the trend setter for Newsagencies. It fits into the growing aging population in not only holding their long-held community-based connection but firmly improving this by connecting with the whole family unit including the extended connection with Grandparents. The store of 130 sq metres showcasing these goods plus the great Lotto is perfect in size and operation.

This combination of "New Style News" with the Lott as a dedicated income offers the best possible combination of bringing awareness to the community by facilitating their wants and needs.

The wages are extremely high as they have continued the same staff and opening at 6 a.m. even after handing back their Home Deliveries. This allows for shorter hours and less staff wages.

The current nett of \$108k p.a. could possibly increase another \$30k-\$40k p.a with shorter hours and less wages.

The current owners are now ready to retire to the North Coast NSW so ready they say, they want a quick sale with the right buyer. For this right buyer they are prepared to negotiate the asking Price of \$180k.

The business has all the right structures and incomes for future success. It has that community feel with all the ingredients in place, with an active marketplace assuring continued success within a substantial neighborhood environment

All it needs is the opportunity to be welcomed by new owner/s.

For discussion and Business Profile as well as extra possibilities and new opportunities contact:

Graeme Day 0407 206 016 or Jacqueline Rossiter 0421 890 777.

Let's talk PRICE to suit both parties.

Contact:

Graeme Day
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