



**First Peninsula Commercial**

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## **B U S I N E S S   P R O F I L E**

**Business Name:** NONSUCH  
**Business Ref:** Ref: FPB166  
**Business Type:** Children's Toys, Gifts and Educational Products Retailer  
**Business Location:** 13 Fore Street, Kingsbridge, Devon, TQ7 1PG  
**Business Established:** 1983 (Under current ownership since 1997)  
**Guide Price:** £55,000 plus stock at valuation

### **Opportunity Overview**

This sale represents a rare opportunity to purchase a desirable and established local business that specialises in supplying a unique and distinctive range of high quality children's toys, gifts and educational products.

A completely furnished and functioning turnkey operation with all assets of the business included in the asking price which comprises of goodwill, a Lease for the shop premises, all furniture, fixtures and fittings, point-of-sale displays and an EPOS system which includes tills and two computers that store all historical trading data. A full Inventory is available upon request.

The ideal purchaser for this business will have a passion for children and must enjoy spending time with customers. Of course, some practical experience of retailing will be an advantage however all training will be provided. Success in this venture results from providing friendly customer service, keeping a keen eye on newly emerging market trends and enjoying the process of sourcing new products via attendance at trade shows etc.

A loyal customer base exists locally providing a good year round profit with the added benefit of very significant seasonal sales uplift achieved from the many repeat holiday visitors who enjoy annual shopping trips to the store. As would be expected the business also enjoys a very strong Christmas trading period.

This opportunity has lots of upward potential (including online sales), expressions of interest are being invited with an asset sale (transfer of goodwill) guide price of £55,000 plus stock at valuation. Inclusive of 3 bed accommodation if required.

## **Business Synopsis**

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The ancient market town of Kingsbridge in the South Hams enjoys an enviable waterside position at the head of the Salcombe to Kingsbridge estuary, lying equidistant from Plymouth to the west and Torbay to the east. Sheltered by Dartmoor to the north, the South Hams enjoys one of the mildest climates in Britain. The area is a popular holiday destination with a huge choice of things to do and see. A delightful working market town, Kingsbridge itself boasts a varied selection of shops, restaurants, cafes and pubs.

First established in Kingsbridge in 1983 Nonsuch has traded from the same premises in the town for the last 25 years. During this time it has had only two owners, the current owners having operated the business for the past 11 years.

Nonsuch has established itself as a children's shop of outstanding quality, with a unique range of gifts, educational products and toys aimed primarily (although not exclusively) at children ranging from birth to aged 8. The business enjoys a local profile due to its trading location which has been enhanced by targeted local advertising and marketing over the years.

This is a relatively straight forward business to operate and is easily administered via the Electronic Point of Sale (EPOS) computer system which provides sales, stock control and ordering functions.

Operated all year round Monday to Saturday from 9.30am to 5pm, the business is operated by 3 part time staff on a rota that ensures cover during opening hours.

A high level of customer interface is involved in operating the business as are day to day communications via the telephone, email and paperwork to deal with suppliers, customer enquiries and transaction processes.

## **Property Particulars**

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Nonsuch occupies a prime double fronted shop position in one of the most sought after locations in the town at the bottom of Fore St. The shop was completely refitted including all new electrical systems 10 years ago and benefits from an extremely flexible slat wall shelving system throughout. Air conditioning adds a final touch to the accommodation's overall feeling of comfort and quality.

The property consists of a sales area of approx 450 sq ft plus a small stock room on the ground floor, a cellar of approx 250 sq ft which is suitable for storage if required and upstairs the first floor which is currently used as offices and storage for the business. The first floor was previously used by the original owners of Nonsuch as 3 bedroom living accommodation above the shop and as such full facilities including kitchen and bathroom remain intact, this is ideal should living accommodation be required by new owners.

The property is currently held on a 15 year full repairing Lease with 2 years expired but as the current owners lease the property from their own pension fund they are prepared to enter into negotiations for the Freehold if this should be required. In any event the property would be passed with a new 15 year Lease with 3 yearly rent reviews.

**Property Type:** Retail shop with cellar / 1<sup>st</sup> floor storage with office / kitchen / WC  
**Tenure:** Commercial Lease / Optional Freehold  
**Trading Area:** 1019 sq ft / 94.72 m<sup>2</sup>  
**Annual Rent:** Upon Application  
**Business Rates:** Upon Application

### **Financial Summary**

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Financial trading information regarding the business including turnover and profitability will be provided to interested parties upon completion of registration and confidentiality agreements and inspection of the premises by arrangement. Please contact First Peninsula Commercial for further details.

### **Market potential**

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Nonsuch has a loyal customer base locally and enjoys many repeat holiday visitors who enjoy annual shopping trips during their vacations. Whilst the business is a good year round profit earner it has the added benefit of very significant seasonal sales in the July / August period as well as very strong business in the lead up to the important Christmas trading period. This opportunity therefore clearly provides a strong platform from which a new owner can develop the business further.

### **Reason for Sale**

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The business is now offered for sale as a going concern on a confidential transfer basis as the current owners have other interests and are finding that they no longer have the time to devote to developing Nonsuch further. They feel that the business would benefit from the closer attention and renewed enthusiasm that new owners would undoubtedly be able to bring. Full support, training and knowledge transfer will be provided in order to aid a smooth and successful transition of ownership.

### **Viewing Instructions**

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This opportunity is offered for sale by First Peninsula Commercial and no direct approach may be made to view the business. For an appointment or for further information please telephone 01548 854455 or email [office@firstpeninsula.co.uk](mailto:office@firstpeninsula.co.uk)

## Image Gallery



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