

Property Particulars

WESTGATE

ST. MILDREDS ROAD - CT8 8RF

SHOP - BUSINESS FOR SALE
CONFIDENTIALLY AVAILABLE STAFF UNAWARE



LONG ESTABLISHED BUSINESS WITH A LOYAL AND REGULAR CUSTOMER BASE

SITUATION

The premises occupy a prominent position opposite the cinema and close to the junctions of St, Mildreds Road, Station Road and Cuthbert Road. There is short term parking outside the property. Buses pass the property and the railway station is within about 50m walk.

DESCRIPTION

This double fronted lock-up shop has accommodation on ground floor and the approximate dimensions are as follows:-

External frontage	3.65 m	15' 08"
Internal width	4.34 m	14' 03"
Shop depth	11.80 m	38' 08"
Built depth	14.80 m	48' 06"

Sales area	46.50 sq m	500 sq ft
Store room	9.40 sq m	102 sq ft
Stores	27.5 sq m	296 sq ft
WC		
Total N.I.A.	83.40 sq m	898 sq ft

LEASE

The property is held on an effective Full Repairing & Insuring 15 year lease from January 2005, with 3 yearly rent reviews. The current rent passing is **£7,000 per annum exclusive**. The tenant to pay a proportion of the buildings insurance premium and the external repairs.

COSTS

The ingoing party to pay the freeholders costs involved in the transaction.



ENERGY PERFORMANCE
ASSET RATING:

74

EXISTING BUSINESS

The shop currently trades in Cards, Gifts, Balloons, Jewellery etc. Turnover figures and Trading Accounts are available upon request to named parties only.

STOCK

In addition to the premium below the stock will be sold, valuation of stock will be taken at time of sale.

PREMIUM

We are instructed to offer this established business to include fixtures and fittings for **£35,000, subject to contract.**

VIEWINGS

Strictly by previous appointment through Clarke & Crittenden Commercial

Telephone: 01843 841123

Email: ian@clarkecrittenden.com

Note

These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement