

Property Particulars

THANET VILLAGE

CONFIDENTIAL LOCATION

**ESTABLISHED TRADING INTERFLORA FLORIST
BUSINESS FOR SALE**



SITUATION

The business is situated in a prominent position in a main location where both national and local traders are represented. There is both long and short stay parking within 150 metres of the premises.

DESCRIPTION

The property comprises a double fronted lock-up shop with rear access for loading and unloading. The approximate dimensions are as follows:-

Gross Sales area	36.63 sq m	394 sq ft
Store room	11.19 sq m	120 sq ft
Cloakroom		
TOTAL FLOOR AREA	47.82 sq m	514 sq ft

FLORIST INFORMATION

The property has an Interflora license and covers an area which includes Westbrook, Ramsgate, Broadstairs, Herne Bay, and Sandwich.

The current owners of the business have been trading in the same location for 38 years and have a trained Interflora employee who can remain with the business should they be required by the purchaser.

For more information and trading account please contact us. Information will be provided to named parties only.

CONFIDENTIALITY

PLEASE NOTE THAT THE STAFF ARE UNAWARE OF THE SALE AND UNDER NO CIRCUMSTANCES ARE THEY BE APPROACHED. FOR MORE INFORMATION ON THIS BUSINESS PLEASE CALL US ON THE NUMBER BELOW.

LEASE

The premises are held on a lease to 2023. The lease provides for a rent review in 2018 to open market value. The lease provides for full repairing and insuring covenants.

The lease is protected by the security of tenure provisions of the Landlord & Tenant Act 1954.

VALUE ADDED TAX

VAT will be charged if applicable.

PRICE

We are instructed to dispose of the lease of the premises together with the goodwill of the business which includes Interflora membership at £24,000 (TWENTY FOUR THOUSAND POUNDS) plus stock for at valuation, subject to contract.

VIEWINGS

Strictly by previous appointment through Clarke & Crittenden

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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.

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