

NEY
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THE COUNTRY HOUSE

HACKNEY
& LEIGH

THE
COUNTRY HOUSE

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Grange-over-Sands

The Country House Cumbria Ltd, Main Street, Grange-over-Sands, Cumbria, LA11 6DP

An excellent opportunity to acquire a successful gift/card business in a prime location within Grange over Sands on a new 3 or 5 year rolling lease. The location enjoys parking close by and the well established business deals with premier and sought after stockists.

Comprising Main Shop, Rear Shop, Changing Room, Kitchen Area and WC.

£25,000 plus SAV

Quick Overview

Well established and successful business

Prime Location

Sought after suppliers

Superfast Broadband speed 80 mbps available*



Property Reference: G2779



Main Shop



Main Shop



Rear Shop and Changing Room



Main Shop

Description: Popular, well established and successful business for sale in a great location in Grange over Sands with parking close by and benefitting from both strong, local and holiday maker business.

The Country House has been successfully run by the same owner for over 18 years (with 1 or two members of staff) and is only now available due to retirement. Predominantly selling an extensive array of cards, gifts and ladies fashion and accessories. The shop is stocked with an excellent range from a variety of sought after premier companies including Joma, Katie Loxton, Peace Of Mind, Roka Bags, East of India, Herdy etc. As a bonus there is a real and exciting opportunity to create an online presence.

The property comprises Main Shop Area plus Rear Shop with Changing Room, Kitchen Area and WC. The asking price is for the business as a going concern plus stock. Current stock has a value of approx £20,000. The business is VAT Registered.

Location: Grange over Sands is a popular and friendly Edwardian seaside town popular and loved by both residents and holiday makers alike. There is a collection of quaint shops, cafes and tearooms and amenities such as Medical Centre, Post Office, Library and Railway Station.

There are a number of pay and display car parks with some on street parking (1 hour) and the incredibly picturesque mile long, Promenade, Duck Pond, Ornamental Gardens and Band Stand - a great day out!

The Country House is located on the busy Main Street approx 250 yards from the mini roundabout at the bottom of Grange heading into town, next door to Hackney & Leigh.

Accommodation (with approximate measurements)

Main Shop 32' 11" x 14' 5" (10.05m x 4.41m)

Rear Shop 12' 4" x 7' 6" (3.77m x 2.30m)

Changing Room

Kitchen Area 7' 10" x 3' 2" (2.40m x 0.99m)

WC

Lease: A new 3 or 5 year rolling lease will be offered at the initial rental of £10,000 per annum.

Accounts: Accounts are available to interested parties who have viewed the property.

Business Rates: RV - £8300.00 zero rated due to small business rate relief - no business rates have been payable for the last 18 years.

Services: Mains water, electricity and drainage.

Broadband: *Checked on <https://checker.ofcom.org.uk>
24.4.23 - not verified.

Viewings: Strictly by appointment with Hackney & Leigh
Grange Office.

Energy Performance Certificate: The full Energy
Performance Certificate is available on our website and also
at any of our offices.

What3words [https://what3words.com/
marshes.dugouts.exit](https://what3words.com/marshes.dugouts.exit)



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Total area: approx. 65.3 sq. metres (702.4 sq. feet)

For illustrative purposes only. Not to scale.

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