



Homeware, Gifts, Jewellery, Clothing & Upcycled Furniture Business

Leasehold Business Sale / Price: Offers Over £12'500 / Tel: 01702 207720 or 01245 210227

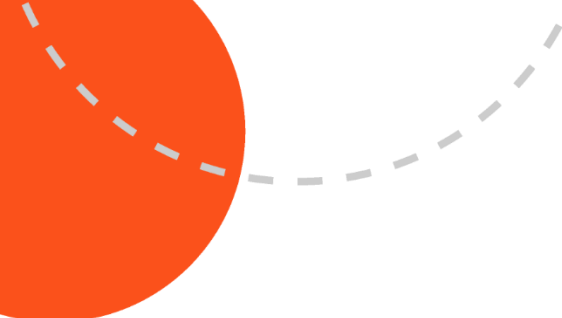


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SALE
SALE

Samantha Jayne
Shabby chic
Painted Furniture
Mirrors
Vintage Bone China
Glass
Handbags
Collectables
Unique items





This is the perfect business for an ambitious buyer to re-configure and significantly increase the turnover taking advantage of the fantastic location in South Essex. Currently the seller concentrates on selling homeware products including cutlery and china, gift items, clothing and upcycled furniture and has built a good local reputation for customer service with many regular, returning customers re-visiting the shop over many years. We would expect a new dynamic owner to introduce new product lines, consider a concession business model working with other local artists and designers and increasing the current opening hours of 10am until 4pm and closed on Mondays. The business has been trading for a long period and the client is only reluctantly selling due to ill health.

Location wise the business enjoys a prominent position with fantastic passing trade both pedestrian and vehicular. We have produced a **360' virtual tour** to provide buyers with a chance to take a look around the premises immediately, but we would recommend an immediate appointment to visit in person to fully appreciate the huge potential on offer. The asking price has been set at a nominal level as an indication of the current owners' requirement for a fast sale.

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Highlights

- / Genuine Retirement Sale due to Ill Health
- / All Fixtures, Fittings and Equipment Included
- / Large 693 sq. ft Premises
- / New Lease Available
- / Turnover in region of £1000 a week
- / Huge Potential Under New Ownership
- / Main Road Location in South Essex

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

Double glazed double doors with adjacent shopfront leading to:

Sales Area /

40'5 x 14'5

Fitted carpet, raised window display, plastered ceiling with inset spotlights, wall mounted product display shelving, various glass front cabinet units, wall mounted speakers, power points, reception counter, security system, access to:

Storage Area/Staff Room /

14'0 x 6'4

Wall mounted storage units, power points, plastered ceiling, access to:

Rear Store /

6'5 x 4'0

Wall mounted storage units, plastered ceiling, access to:

Staff Kitchen /

6'0 x 5'9

Kitchen unit with cupboard below and stainless steel sink unit over, space for fridge, plastered ceiling,



Staff Toilet /

5'7 x 3'0

White suite comprising of toilet with seat and lid, extractor fan, floor covering.

Terms of Lease /

A new lease is available at a rent and term to be agreed, it is likely to be in the region of £12,000 per annum.

Business /

The business has a current turnover of around £1000 a week.

Price /

Sensible offers in the region of £12,500 are invited for our clients business interest to include goodwill, trading name and display fittings. Stock is available by separate negotiation. The seller advises that figure is in the region of £2500 with an inventory of items available post-viewing.

