



Alternative Therapy & Health Food Business, Market Town, Essex  
Business Sale / Price: £50,000 Leasehold / Tel: 01702 207720 or 01245 210227

**amos**



What a fabulous opportunity for somebody already working within the natural health industry or with an interest in alternative medicine and healthy living to take advantage of our clients' hard work to date and develop this **profitable business** further. The business on offer trades from stylish, well-equipped premises within a small prestigious development of independent retailers on a popular Essex high street, just a few doors away from Marks & Spencer and other nationally recognised brands. Since establishing the business three years ago our client has built an enviable reputation for excellent customer service and product range, a new owner will undoubtedly benefit from that work as they grow the business further. Product lines currently include health foods, supplements, medicinal and nutritional support in addition to super foods, cereals and dry foods and a refilling service for detergents and liquids. One aspect of the business which provides huge, untapped potential is by utilising the commercial kitchen to create and sell smoothies, healthy soups & breakfasts, healthy lunches, protein drinks, teas and juices. We cannot see any competition within the immediate area for this additional income stream. The client is only now considering selling due to other business commitments.

Location wise, the premises trade from impressive premises within a busy market town with significant passing trade (around 2000 visitors a day passing the front door of this business) and services and affluent customer base. We have produced a **360' virtual tour** for this business to highlight the opportunity further, we would suggest an immediate appointment to meet the seller and view in person.

### Find us on

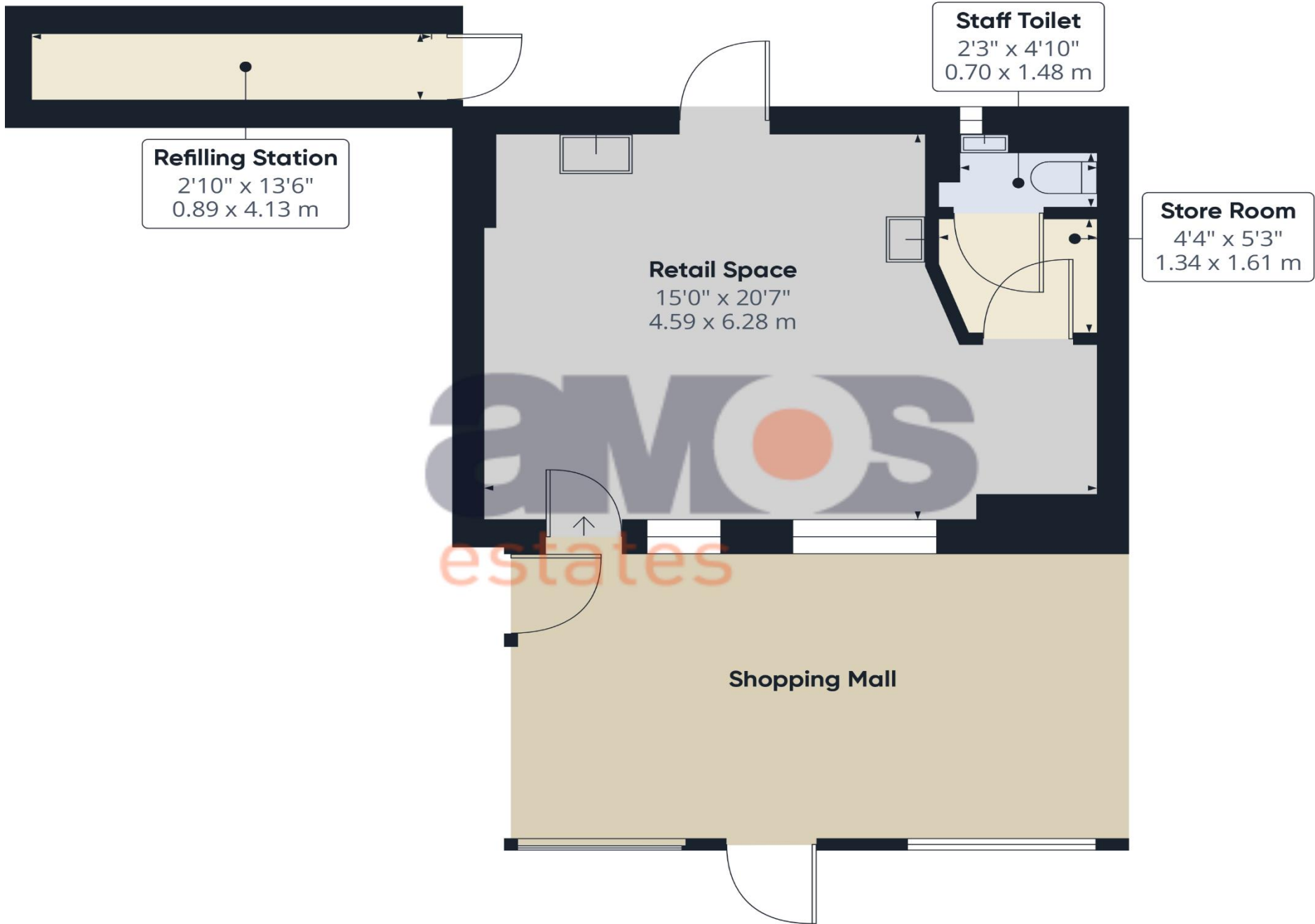




## Highlights

- / Busy, Affluent High Street Location
- / Established by Seller Three Years Ago
- / All Equipment Owned and Included in Price
- / Stylishly Presented Premises
- / Accounts Confirm Turnover
- / Huge Scope to Increase Income
- / Five Star Food Hygiene Rating
- / Shopping Centre has CCTV and is Locked Overnight
- / 360' Virtual Tour Available

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 regarding 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.



Entrance door and adjacent modern shop front leading to:

## Retail Space /

20'7 x 15'0

Suspended ceiling with LED light panels, commercial wood effect floor covering, extensive range of product display racking and shelves, two freestanding glass front chiller cabinets, feature central bicycle designed product stand, cctv system, white sink unit with tap and wall mounted water heater, bespoke counter with shelving, cash box and payment terminal which also includes stock inventory software, range of dry food/cereal dispensers, two freestanding fridges, commercial kitchen space including double bowl sink unit with flexi tap, professional counter top electric hob, blender, microwave, wall mounted LCD panel for advertising, power points.

## Store Room /

5'3 x 4'4

Wall mounted shelving, commercial wood effect floor covering, suspended ceiling with LED lighting, door leading to:

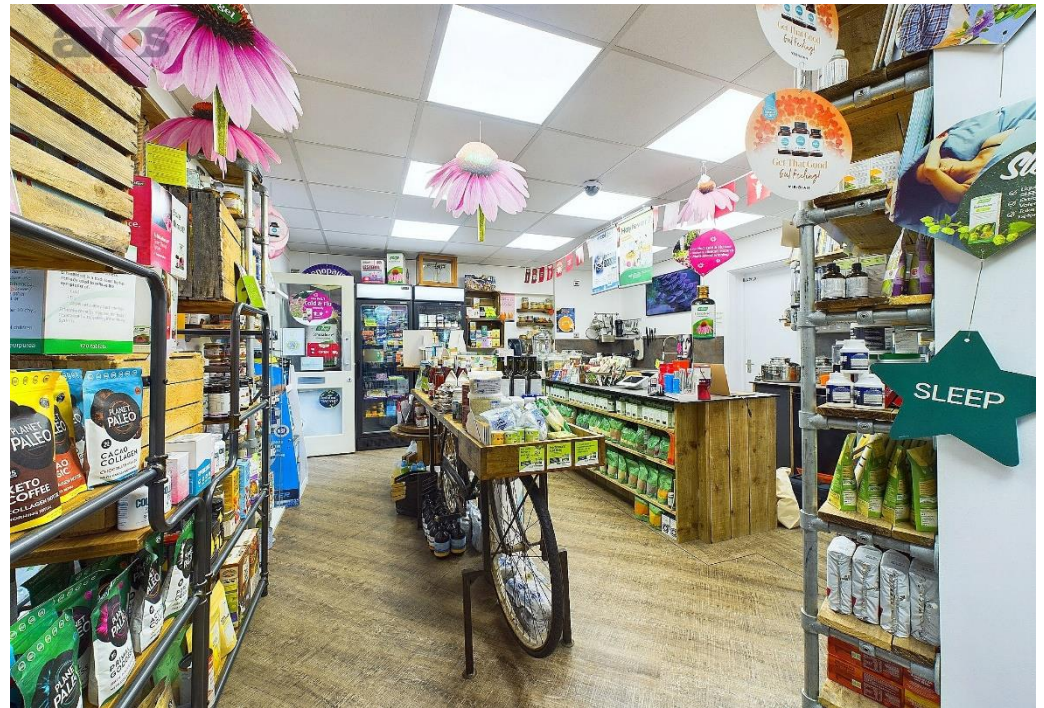
## Staff Toilet /

4'10 x 2'3

White suite comprising of toilet and vanity unit with mixer tap and wall mounted water heater, suspended ceiling with LED panel.

## Private Rear Yard /

Brick boundary wall, artificial lawn floor covering, door to:



ams  
estates



Smoothies  
Sold Here



**FOOD ALLERGIES  
and  
INTOLERANCES**

Please speak to our staff about the ingredients in your meal, when making your order.  
Thank you.



## Refill Station /

13'6 x 2'10

Wooden shelving for product dispensers, wood floor covering, lighting, power points, secure door to yard.

## Length of Ownership /

Our client established the business three years ago.

## Terms of Lease /

The current lease has a term of around two and a half years unexpired and the current rent is £10,856 per annum which includes the service charge for the development. The Landlord will consider granting a new longer lease if required.

## Turnover /

Accounts are available on request to show good turnover figures and a positive nett profit figure.

## Stock Level /

The client currently has a stock level of around £20,000 which is available by separate financial negotiation.

## Price /

Sensible offers in the region of £50,000 are sought for our client's valuable business interest to include all display equipment, fixtures and fittings, goodwill, trading name and leasehold interest.

