

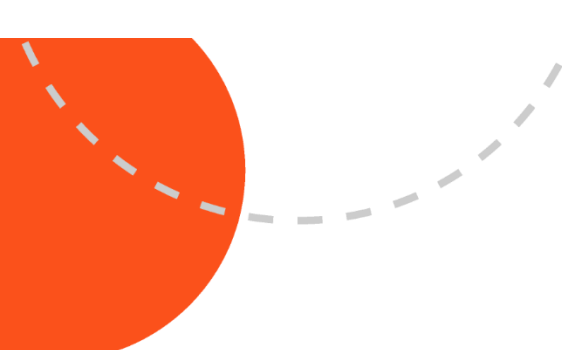


## Homeware, Hardware & Pet Foods Business, Essex

Essex / Price: £29,500 Leasehold / Tel: 01245 210227 / [commercial@amosestates.com](mailto:commercial@amosestates.com)







This is a terrific opportunity to own a long-established retail business which sells a wide variety of products to include detergents and cleaning products, plant related items, ironmongery, garden tools and brooms etc. In recent months a pet foods business closed due to retirement and our client took advantage by introducing a range of pet food supplies including the popular Natures 'raw frozen' menu products. This new aspect of the business creates a significant opportunity to increase the already healthy turnover figure further. The shop also offers a key cutting service and the ancillary equipment is included. The business has been established for fourteen years building an enviable reputation for excellent customer care which has ensured a regular and loyal client base.

Location wise the business enjoys excellent passing trade and is further boosted by a popular weekly market which brings local and visitors alike to the shopping parade. Accounts are available for inspection prior to a viewing appointment.

Find us on





## Highlights

- / Long Established Business (14 Years)
- / Busy Market Square Location
- / Accounts Confirm Healthy Turnover
- / All Equipment & Fittings Included
- / Huge Potential
- / Finance Available (Subject to Status)
- / Great Location with Good Passing Trade

Wood entrance door and adjacent glazed shopfront leading to:

### **Retail Space /**

Reception counter with screen, floor covering leading onto carpeted area, plastered ceiling with fluorescent light strips, power, range of product display items, freestanding freezer displays, electric till, storage cupboard, access through to:

### **Store Rooms /**

Wooden desk counter with electronic scales, range of metal storage racks and shelving, plastered ceiling with light, roller shutter security door to the rear aspect, power fitted, access leading to:

### **Staff Toilet /**

White suite comprising of toilet and vanity shelf with sink top, window, floor covering, plastered ceiling.

### **Outside /**

Staff parking is available at the rear for two/three vehicles.

### **Terms of Lease /**

The current lease expires shortly, and our client has been offered a new five/ten year lease. The current rent is £10,500 per annum exclusive.

### **Business /**

Profitable accounts are available to confirm healthy turnover figures in the region of £80,000 per annum. Copies available on request.

### **Stock Level /**

The business currently holds a stock level in the region of £30,000 to £40,000 which is available by separate negotiation.

### **Asking Price /**

Our clients are looking to accept an offer of **£29,500** for their valuable business interest to include equipment, fittings, goodwill and lease. Finance may be available, please ask for details.



We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them.

Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

### **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.

