

- Norfolk
- Suffolk
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CLOTHING ALTERATIONS – NORWICH CITY CENTRE, NORFOLK (NR2)



REFERENCE NUMBER: Z35435E

- Prime City Centre Location
- Long Established
- Well Known Name
- Sizeable Basement Workshop
- Increasing Trend in Repairing Clothes
- Considerable Footfall
- Limited Competition Locally
- Dry Cleaning Agent
- Major Corporate Clients
- Contact Us for Further Details

LEASEHOLD: **£45,000**

For the benefit of the goodwill, fixtures, fittings & equipment. Stock payable in addition on completion at valuation. This is a business for sale as a going concern.

Can we help? Call us on:

01603 662 662

PARTICULARS

We are pleased to be appointed to bring to the market this long established and well known clothing alteration business, situated in a prime location in the heart of Norwich City centre.

Offering an ideal opportunity for a new owner operator or additionally, as an add-on business for an existing operator looking to expand their service provision. With the growing trend for repairing and renewing rather than replacing one would expect to see the business continue to grow in these current times giving confidence in the future viability of it.

If this could be of interest to you then please contact us to discuss in more detail.

THE BUSINESS ITSELF

The business is very well known in Norwich having been established many years and enjoys regular repeat custom from a number of major corporate companies, as well as private individuals and of course much passing trade given its ideal location.

Whilst the core business is in clothing alterations they also take in dry cleaning as an agent for another local company, further enhancing the turnover and profit that is achieved.

The business specialises in bespoke tailoring, leather repairs and prom dresses/ball gowns, but also carries out more general repairs and alterations as required. Given the large basement workshop though, there is adequate room to be able to take on more staff to be able to fulfil a greater number of client requests or to expand the offering into different areas which require similar services.

PREMISES | ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY

The shop is situated in the busy pedestrianised part of the city between the main market area and Castle Quarter and benefits from thousands of people passing its doors on a weekly basis.

Enjoying a ground floor glazed frontage leading into the main shop and customer area, measuring 4.6m x 4.2m with wood effect flooring and providing a large service counter with built-in rails behind to hang garments, together with 3 fitting rooms.

A stud partition divides the ground floor area so as to provide a further room with desk and 2 sewing workstations, space for an ironing board and additional clothes railings, all with tile effect vinyl flooring below. This room measures in the region of 2.9m x 5.1m and leads through to a landing store room with stairs down to the basement workshop.

The basement is approximately 7.5m x 7.9m maximums and provides space for a number of workstations including 5 Flat Machines, 2 Industrial Overlockers, 1 Blind Hemmer, a Steam Press and large cutting table. The room also provides storage for stock including cotton cones, zips and stoppers. It has the benefit of air conditioning, a tiled flooring and further clothing rails. All in all a very good size space which could be further utilised for the benefit of the business.





Energy performance certificate (EPC)

	Energy rating	Valid until: 24 June 2028
	C	Certificate number:

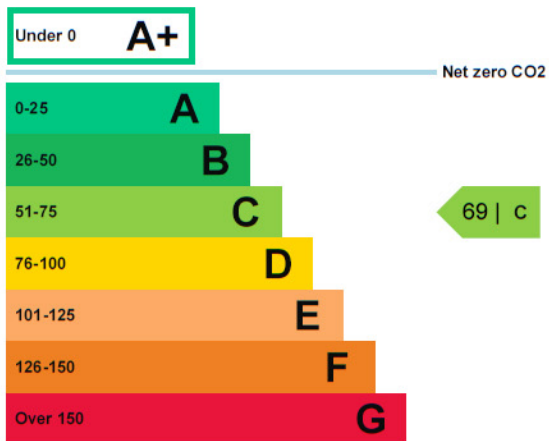
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	98 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built **27 | B**

If typical of the existing stock **78 | D**

FURTHER INFORMATION

REFERENCE NUMBER

Z35435E.

OPENING HOURS

9:00am to 4:00pm Monday to Saturday.

TENURE

Leasehold.

RENT PAYABLE

£28,000 per annum + VAT.

The purchaser will be responsible for the landlords costs and fees in connection with the assignment of the existing or grant of a new lease.

RATES PAYABLE

£7,110.75 per annum.

This information has been provided to us by the vendor and any interested party is advised to enquire of the local authority to check the position with regards to business rates that will apply to a new owner.

EPC

The Energy Performance Certificate for the property shows a 'C' Rating and a score of 69.

PRICE

£45,000.

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VIEWING

Call our East Anglia office on (01603) 662 662 to make an appointment.

DISCLAIMER

All measurements and sizes for general guidance only. Please note fixtures, fittings and equipment have not been tested.

MAP (NR2 1QA FOR NAVIGATION)

