


## CARD & GIFT SHOP

HIGH STREET, THRAPSON, NORTHAMPTONSHIRE

REF: BC34365SM

COMPLETION OF A NON-DISCLOSURE FORM WILL BE REQUIRED TO RELEASE FURTHER INFORMATION ON THIS LISTING

 01788 435 966

 warwicknorthants@emfgroup.com

 www.emfgroup.com

NEW  
PRICE

For further information or the accounts click to  
[COMPLETE ONLINE NON-DISCLOSURE FORM](#)

- Popular Card & Gift Store
- Bright, Welcoming Retail Space
- Extensive Range of Unique Gifts
- Stocks Cards for All Occasions
- Established 16 Years
- Includes Office & Storage Areas
- New Lease to be Negotiated
- Public Parking to Front
- Potential for Online Sales Growth
- Ready for a Quick Sale

**LEASEHOLD: £42,950 + STOCK AT VALUATION**

For the benefit of the leasehold, goodwill of the business, fixtures, fittings and 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

**01788 435 966**

## INTRODUCTION

We are delighted to be able to offer you this busy and popular card and gift store, ideally located in the centre of the high street, in the bustling and expanding town of Thrapston.

Situated on the River Nene just off the A14 between Kettering and Huntingdon, the shop draws customers in from many miles around, being well known for its excellent range of greeting cards and unique gifts.

This is a great opportunity for someone new to continue on and expand the existing successful business, whilst putting their own mark on it. Given the desirable location and positioning of the shop we expect interest to be strong.

## THE BUSINESS

The business has enjoyed a consistent level of turnover during the 16 years since the current owner established it, only dipping, as would be expected during the pandemic, but now returning to the levels previously enjoyed. For the year-end 31.03.24 the annual sales were £146,650 ex VAT with a gross profit of £79,200 ex VAT. We are happy to provide the accounts once a short online non-disclosure form has been completed.

Stocking a full and extensive range of cards and gifts the shop can cater and provide for all customer needs in this regard and our client works hard to ensure that they offer a different selection of cards to other stockists in the area. Cards for all occasions are on display to browse and choose from, whilst gifts available include TY plush toys, Nordic lights, bespoke jewellery, Yankee and Woodwick candles, picture frames, helium balloons and other such items that one would normally expect to find in such a shop.

Whilst providing this comprehensive selection of products to customers coming into the shop, we feel that there is scope to increase turnover further by providing an online offering via a dedicated business website.

## PREMISES

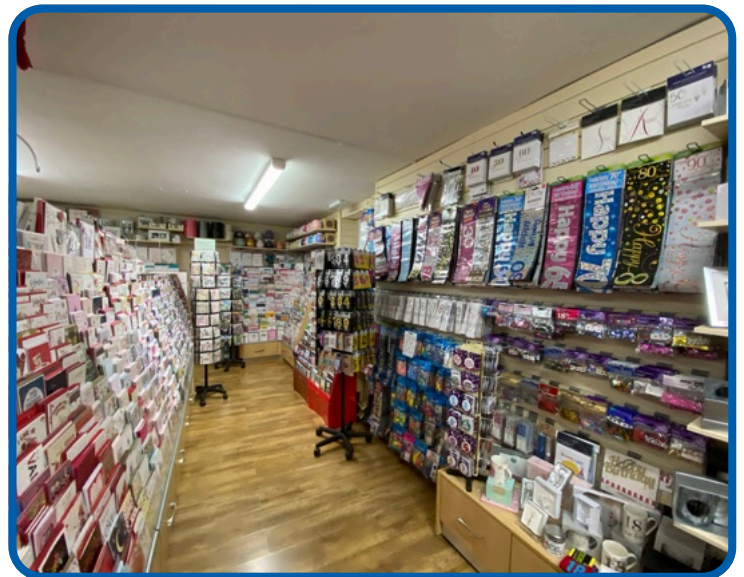
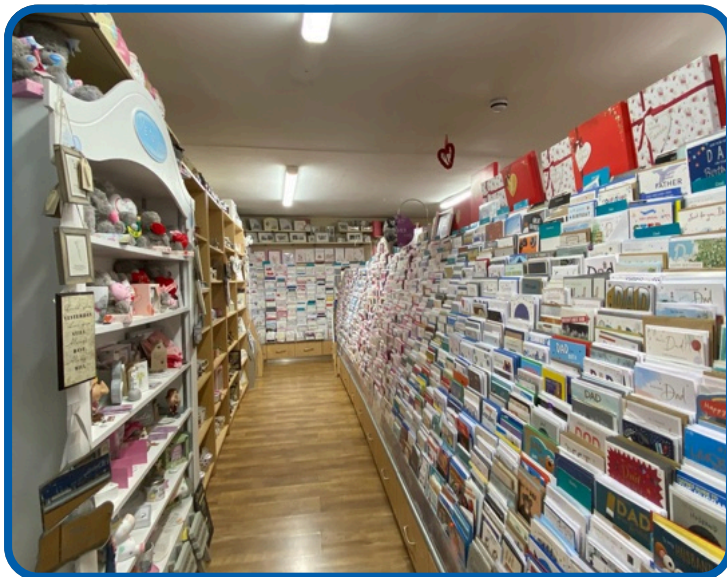
As stated the premises are in a prime spot in the centre of the high street with public parking in front where customers can pull up. The business is to be offered with the benefit of a new lease subject to terms being agreed with the landlord, but which have been initially indicated to us. EMF will be able liaise between the parties in this regard to assist in ensuring an agreement can be reached.

Entering into the shop with it's full height glazed frontage you find a bright and welcoming retail area which measures approximately 14.19m long by 4.42m wide. It has been well fitted out with a central card display with drawers under for storage. The walls to either side and to the rear also have a range of different display units and shelving, whilst the customer service counter can be found to the front.

Through a door to the rear of the shop there is a small office with sink, wall and base units and with a further two doors off providing additional storage and a w.c.

We are advised by the vendor that they currently rent some additional storage space in a neighbouring property and they understand that this arrangement is likely to be able to be continued by a new owner should they so wish. There is not though a requirement to take this space if it is not required.

We understand that a new lease will be granted subject to the consent of the landlord to the proposed new owner and to terms being agreed. We have been provided with an indication of what terms for the new lease would be acceptable and full details can be provided upon request.





**Energy performance certificate (EPC)**

	Energy rating <b>B</b>	Valid until: <b>16 November 2030</b>
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Property type A1/A2 Retail and Financial/Professional services

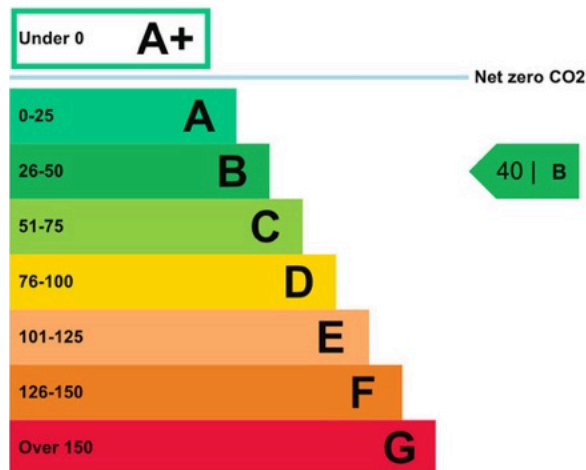
Total floor area 68 square metres

**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 B.



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

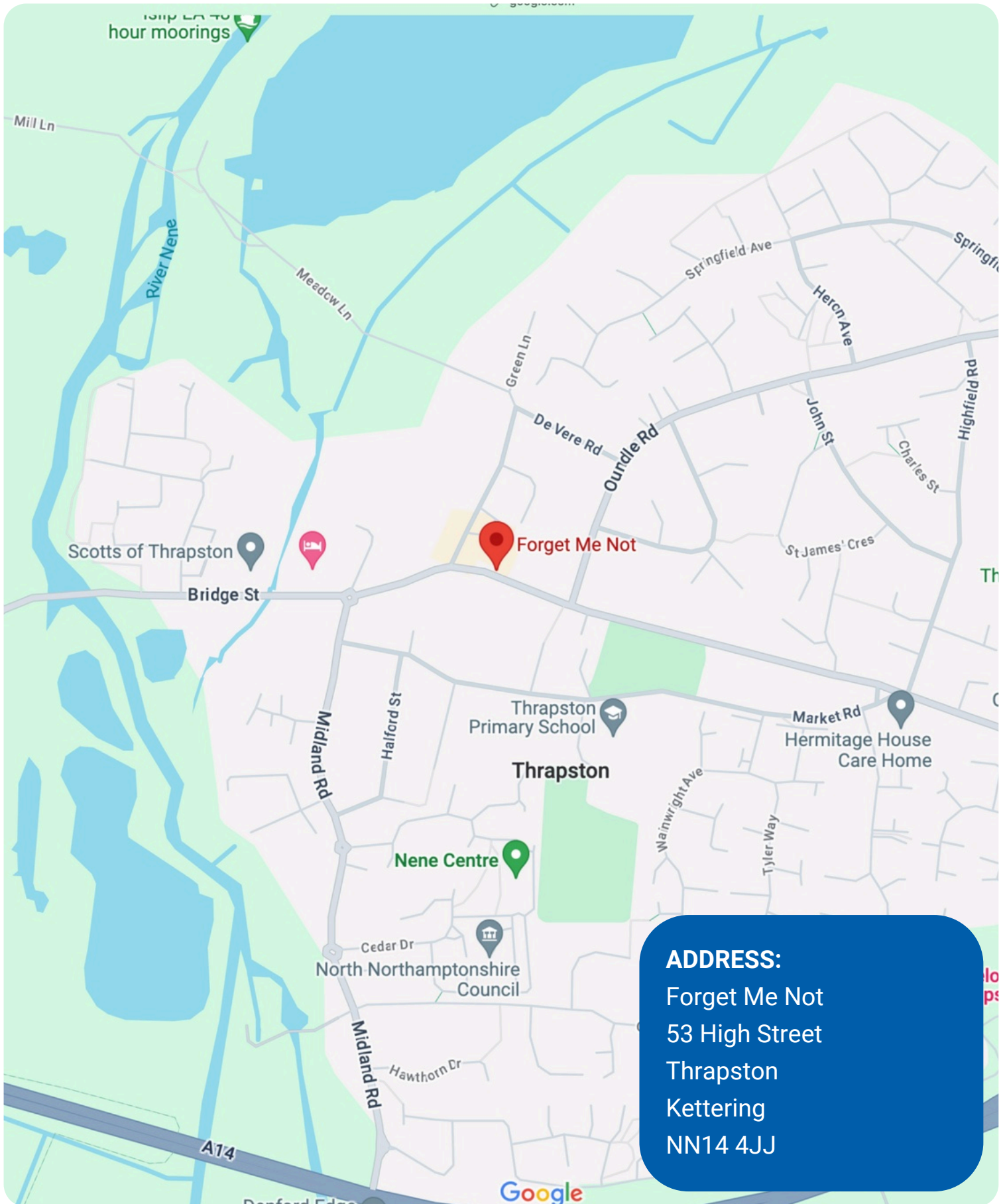
Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

**How this property compares to others**

Properties similar to this one could have ratings:

If newly built 25 | A

If typical of the existing stock 75 | C



**ADDRESS:**  
Forget Me Not  
53 High Street  
Thrapston  
Kettering  
NN14 4JJ

## ADDITIONAL INFORMATION

### REFERENCE NUMBER

BC34365SM.

### OPENING HOURS

9:00am to 5:30pm Monday to Friday. 9:00am to 5:00pm Saturday. Closed on Sunday.

### TENURE

Leasehold. We understand that a new lease will be negotiated with landlord on terms to be agreed however it has been suggested that a 12 year lease could be provided.

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

### RENT PAYABLE

Currently £14,000 per annum.

### RATES PAYABLE

Nil. We are advised that the business benefits from Small Business Rate Relief.

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.

### STAFF

3 part-time staff at the time of take on - business daily ran by staff with owner doing the buying.

### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate shows a rating of 'B' and a score of 40.

### PRICE

£42,950 + STOCK AT VALUATION.

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### VIEWING

Call our East Anglia office on (01788) 435 966 to make an appointment.

### DISCLAIMER

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