

COMMERCIAL LAUNDRY, LAUNDERETTE & DRY CLEANING

NORFOLK/SUFFOLK

REF: Q35748E

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

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CONFIDENTIAL
SALE



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

- Long Established Commercial Laundry Service
- High Street Launderette & Dry Cleaning
- Ideally Located for Norfolk/Suffolk Coastline
- Strong Turnover & Profit Levels
- Some 300 Commercial Clients on Books
- Freehold or Leasehold Option
- Lots of Equipment, Assets and 3 Vans
- Circa 8,000sqft of Space in Total
- Client Parking & Service Washes Provided
- Confidential Sale

FREEHOLD: £895,000 | LEASEHOLD: £325,000

For the benefit of the leasehold or freehold, 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
01603 662 662

ADDITIONAL INFORMATION**REFERENCE NUMBER**

Q35748E.

OPENING HOURS

9:00am to 5:00pm Monday to Friday. Saturday 9:00am to 2:00pm. Closed Sunday.

TENURE

Freehold or Leasehold. The High Street Launderette and Dry Cleaning shop is available on either a freehold or leasehold basis, with the two commercial units where the Commercial Laundry business operates from being available on either a long leasehold basis, or on a short commercial lease. Terms to be discussed and negotiated with interested parties.

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

If all three units are taken on a short commercial lease basis the rent payable will be in the region of £50,000 p.a. If acquired on a freehold/long leasehold basis then the rent payable will be the ground rent charged by the freeholder which is currently £800 p.a.

RATES PAYABLE

This information will be provided upon request.

STAFF

9 Staff at the time of take on.

ENERGY PERFORMANCE CERTIFICATE

Where applicable the Energy Performance Certificate is available on request.

PRICE

£895,000 for the Freehold/Long Leasehold.

£325,000 for the Short Leasehold interest.

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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.