

www.glenmorebakery.co.uk

Lovely Boutique

Glenmore Bakery

Home made Bread & Cakes

Wide Selection of Pastries

Joe Browns

Toucan

Toucan Wholefoods
New Ingredients
Whole & Unbleached
Non-GMO Products
Organic Products
Specialty Flours
Whole Grain & Spelt
Pasta (Gluten Free & Regular)
Breads & Apples
Whole Wheat Bread
Organic Honey & Butter
Healthy Snacks
Frozen Eggs
See Website for more
4th FLOOR, 10001
Tel: 01642 708001

REFILL STATION INSIDE

Café

WELLBEING
THERAPY
RO...
DIS...
MASSAGE
CST
AROMATHERAPY

Lovely Boutique

1c The Parade Minehead TA24 5NL

An established ladies fashion and associated accessories business for sale as a going concern occupying a prominent trading position in the town centre of Minehead.

Offers Invited in the region of
£30,000



THE BUSINESS:

The business has been established for several years and is being offered for sale due to the pending retirement of the current proprietor and includes the fixtures, fittings, leasehold interest in the property along with the successful website providing the opportunity to trade further. We understand the business has had a turnover in excess of £80,000 per annum over the past three years and confidential accounts could be made available to genuinely interested applicants.

THE LEASE:

The property is currently held on a 7 year Lease from the 1st October 2018 at a rental of £9,000 per annum on full repair and insuring terms.

THE ACCOMMODATION COMPRISES:

Shop Frontage 9'9" (2.98) x Depth 35'10" (10.92)

Dressing Room 9'9" x 9'9" (2.97m x 2.97m)

Storage Area/Rear Hall incorporating

Kitchen 9'10" x 9'2" (3m x 2.8m)

Outside WC

Stairs to First Floor

Storage Area 11'6" x 7'4" (3.5m x 2.24m)

Services mains electricity, water and drainage

Rateable Value £8,400

Premium Offers in the region of £30,000 are invited for the business, goodwill, fixtures and fittings, website and leasehold interest. Further details from the Agents Minehead Office - (01643) 706666

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

93

This is how energy efficient the building is.

IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.