



Just Bold Prints, 82A Southgate Sleaford, NG34 7RL

Price £50,000 Business For Sale

An excellent opportunity to purchase a well-established town centre business operating as a Fabric, Wool, Yarn and Haberdashery Shop and provides a clothing repair and alteration service, together with a retail of various gifts. The property is currently occupied on a Leasehold basis at £4,800 per annum, with a new Lease available to the ingoing Tenant at the same rate for the initial twelve months of the Lease. The business is available to purchase to include goodwill, fixtures and fittings, together with all existing stock (excluding Liberty Fabric). The retail units extend to approximately 724 sq.ft (67.3 sq.m) plus ancillary storage and kitchen and toilet facilities.



82A Southgate, Sleaford, NG34 7RL

LOCATION

The property is located on the southern end of Southgate towards the railway crossing. The area comprises a mix of local businesses.

Sleaford is a well-serviced town with both national and retail shopping outlets, to include supermarkets, takeaways, public houses, various educational facilities and sports and leisure clubs.

The town is served by the A17 and A15 main roads and there is a railway station located on the Nottingham to Skegness line.

ACCOMMODATION

The property originally comprised two separate retail units that have now been interconnected, with an opening between the two.

Retail Area Shop 1 - 8.05m x 4.01m plus 1.47m x 1.59m

With a glazed entrance door, two electric heaters and an air-conditioning unit

Store Room off - 2.90m x 2.14m

Kitchenette - 1.59m x 1.40m

Cloakroom with WC and wash basin

Retail Shop Area 2 - 8.13m x 3.83m plus 0.63m x 2.15m

Having glazed window to front elevation.

Store Room - 3.69m x 3.15m (max dimensions being 'L' shaped)

Cloakroom with WC and wash basin

SERVICES

Mains electricity, water and drainage are connected to the property. There is an air-conditioning unit within the right hand unit.

EPC RATING – B

TENURE

The Vendor has advised that the property is available by way of assignment of the existing Lease, with the property currently let at £4,800 per annum exclusive. We are also advised that the Landlord may be prepared to offer a new Lease to be negotiated with the initial rent charged for the first year to remain at £4,800 per annum exclusive. A deposit may also be payable.

The business is offered for sale to include all goodwill, fixtures, fittings and stock (excluding the Liberty Fabrics). The property has been trading as a successful independent fabric, wool, yarn and haberdashery shop, which also provides a clothing repair and alteration service, together with the provision of personal gifts.

Further details relating to the turnover and trade of the business can be provided by the Vendor to seriously interested parties only and upon request.

BUSINESS RATES

Rateable Value - To be confirmed.

Small Business Multiplier (2023/2024) 49.9p in the £.

The property may qualify for small business rates relief.

Prospective tenants should make their own enquiries regarding Small Business Rates Relief.

VAT

VAT is payable on the rent payable at the prevailing rate.

LEGAL COSTS

The incoming Tenant/Purchaser will be responsible for the Agent's referencing fee (£100 inc VAT) together with all legal costs incurred in the transaction.

VIEWINGS

By prior appointment through Mundys.

NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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