

**Available Due to Family
Commitments**

Leasehold Business For Sale

**Premium: £79,995 No VAT – offers
invited**

Rent: £12,250 per annum exclusive

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

Mother & Child, 7 Weld Parade, Birkdale, Southport, PR8 2DT

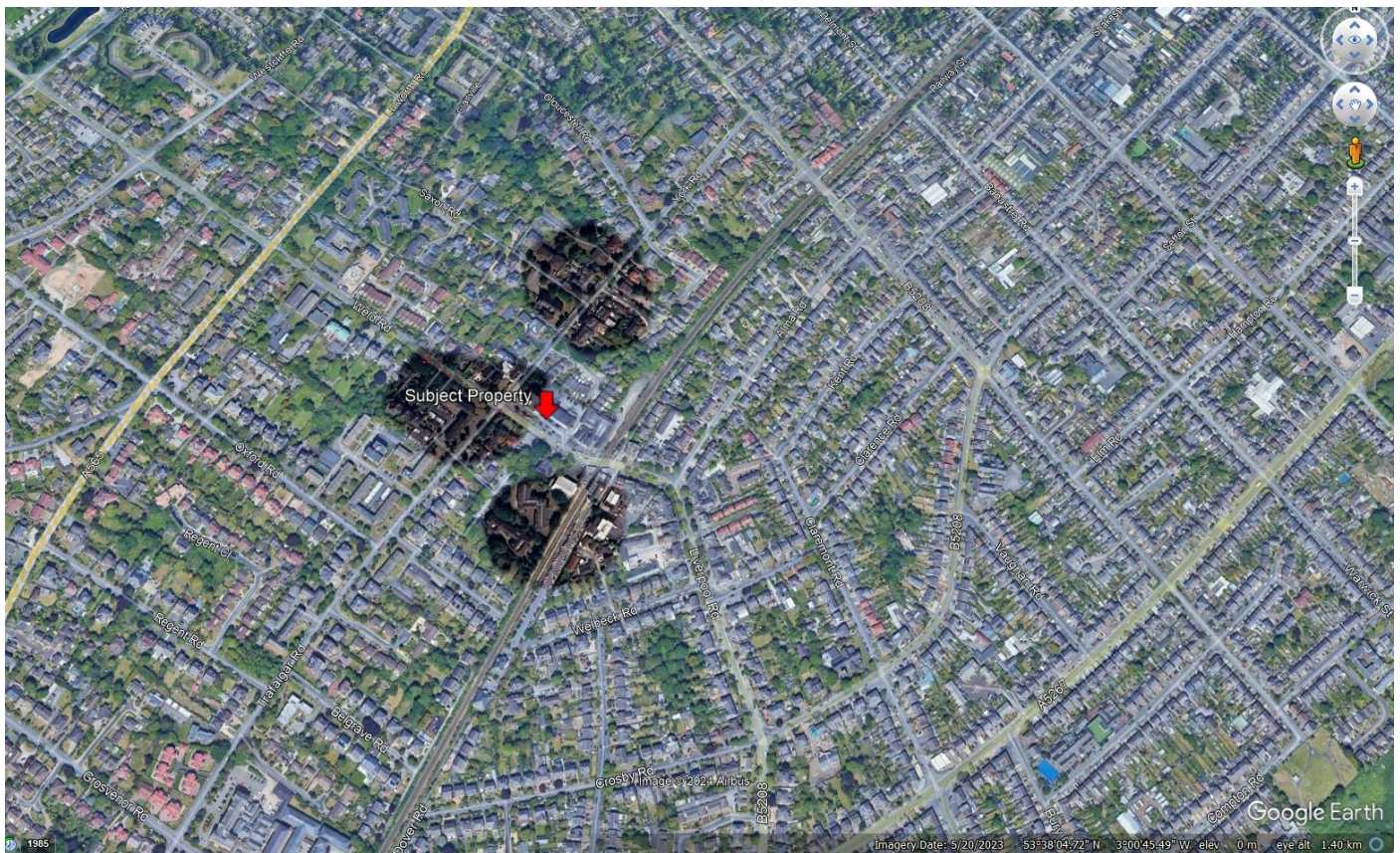


- **Leasehold Business For Sale**
- **Available Due to Family Commitments**
- **Profitable Business - Accounts Available on Request**
- **Well established business in Birkdale village since 1985**
- **Premium is Subject to the Purchase of Stock at Valuation**
- **Refurbished Premises**
- **Birkdale Village Location**
- **Suitable for Alternative Uses - Subject to Necessary Consents & Subject to the Premium of the Business being Purchased**
- **Dedicated Staff Parking Space to the Rear**
- **Electric Security Shutters to the Front & Rear**



**Fitton Estates, Hoghton Place, 47 Hoghton St,
Southport, Merseyside, PR9 0PG
Telephone: 01704 500345
Email: info@fittonestates.com**

Location: The recently refurbished property occupies a prominent unit within Weld Parade, within Birkdale Village, close to the village's train station and the various established retail and leisure outlets. Trading positions and businesses such as this very rarely become available within Birkdale Village and this presents an excellent opportunity to purchase a long established children's wear business, which is available due to family commitments.



Description: The retail premises are primarily open plan, rectangular shaped unit, with full glazed frontage and pedestrian door, with significant fascia signage above to Weld Parade. Internally, the sales area benefits from suspended ceiling grid, together with rear kitchen, WC and storage facilities.

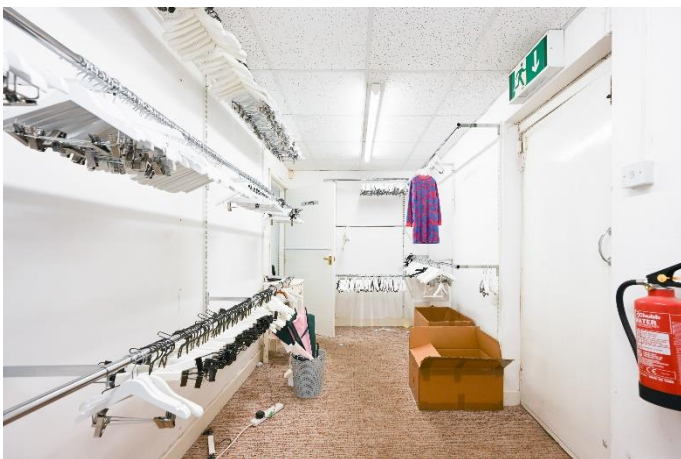
The business has been established in 1985 and is only available due to recent family commitments.

Please note the vendors would be prepared to agree an appropriate handover period and introduction to suppliers.

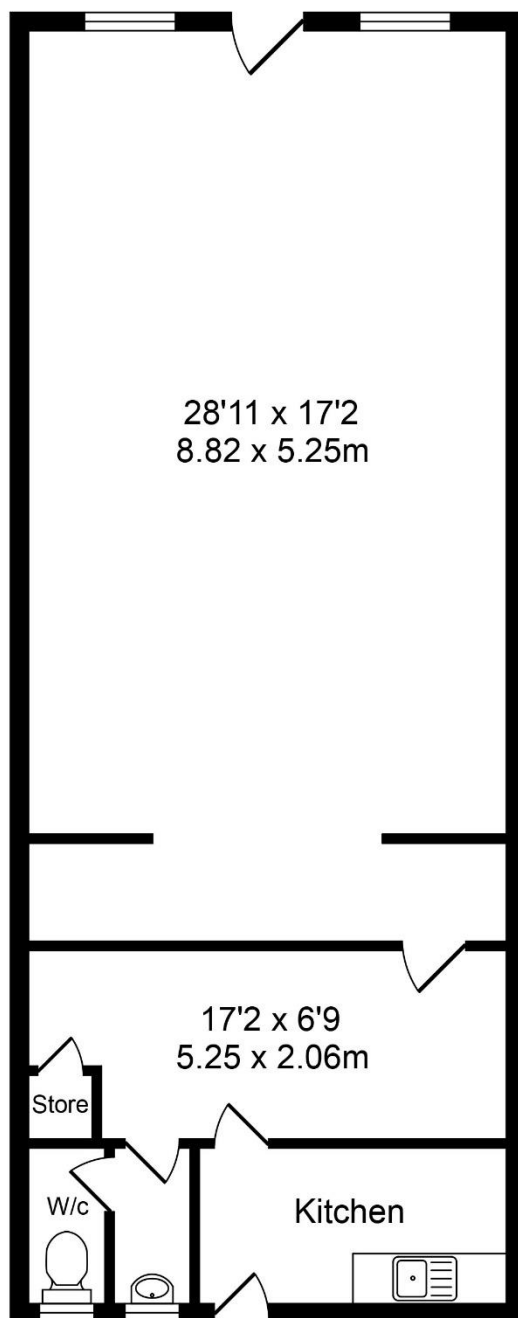
Please note, the unit may be suitable for alternative uses, subject to necessary consents and subject to the premium of the business being purchased.

Please note, there is opportunity to increase business hours, extend brands/age range and opportunity for online sales.





Accommodation: Floor plan - not to scale & provided for indicative purposes only.



Premium: £79,995 (no VAT), plus stock at valuation. Offers invited.

Terms: The current rental is £12,250 per annum, exclusive of all other outgoings.

Available by way of an assignment of the existing lease or possibly a new lease, terms to be agreed. Further details on application.

We anticipate the landlord will require deposit and references.

Money Laundering Regulations: Please note we are now required to carry out customer due diligence on all purchasers / tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser / tenant.

VAT: We are advised that VAT would not apply to the business premium as children's wear is not elected for VAT.

Legal: All parties are responsible for their own legal costs.

Business Rates: The tenant would be responsible for the payment of business rates, where applicable. Current Rateable Value is £9,600. We understand the occupiers may qualify for small business rates relief, subject to meeting the necessary criteria.

EPC: The A full copy of the EPC & Recommendation Report are available on request.

Viewing: Strictly by appointment made via the sole agents, Fitton Estates 01704 500345.

Details Prepared 19 June 2024

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