



## Windsor Place Cards & Gifts

Ref: 3217123

12-14 Windsor Place, Liskeard, Cornwall, PL14 4BH

Leasehold: £65,000, Annual Rent: £22,500

Town centre location, double shop unit

C.1498sqft trading area plus basement storage

58% gross profit

Potential to add further product lines

Retirement sale

Long established card and gift shop. EPC: D





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## Description

Occupying a corner position on the main high street in the centre of Liskeard, forming the ground and lower ground floor of a period building. The business benefits from significant window frontage, which is ideal for displays and advertising.

The ground floor boasts a spacious retail area incorporating two units with further ancillary and office space on the lower ground floor.

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## Location

Liskeard is a busy Cornish town 14 miles from Plymouth and 17 miles from St. Austell. Situated off the main A38 route through Cornwall. The business is in the main town centre occupying a corner position.



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## External Details

Forming part of a period building, the shop offers five large display windows on the main road. There is local on street parking with the main town centre car park 100 yards away.

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## Internal Details

The store is accessed via the left unit door, leading into a light a spacious feeling shop. The two point service counter is central to the left, giving ample space for customers to browse and shop.

Selling a huge range of cards across numerous display gondolas and quality gifts including jewellery, games, jigsaw puzzles, mugs, photo frames and soft toys, plus a wide selection of quality gift wrap, gift boxes, helium balloons and party goods.



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## The Opportunity

A fantastic opportunity for someone to become a business owner in this thriving town centre. Offering a quality lifestyle change to a beautiful part of the country and to purchase a well run store.

The current owners have run the business for the last 18 years servicing the local community and now plan to retire.

Offering a wide range of products providing a number of different revenue streams from traditional cards to a variety of gifts for all occasions. There is consistent local trade along with potential increasing during the summer time due to Cornwall's huge tourism economy. The sale also includes the web address [www.cardsandgifts.com](http://www.cardsandgifts.com) adding the potential for strong e-commerce to the business as well.

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## Fixtures & Fittings

We are advised that all fixtures and fittings are included in the sale.

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## Staff



## Trading Information

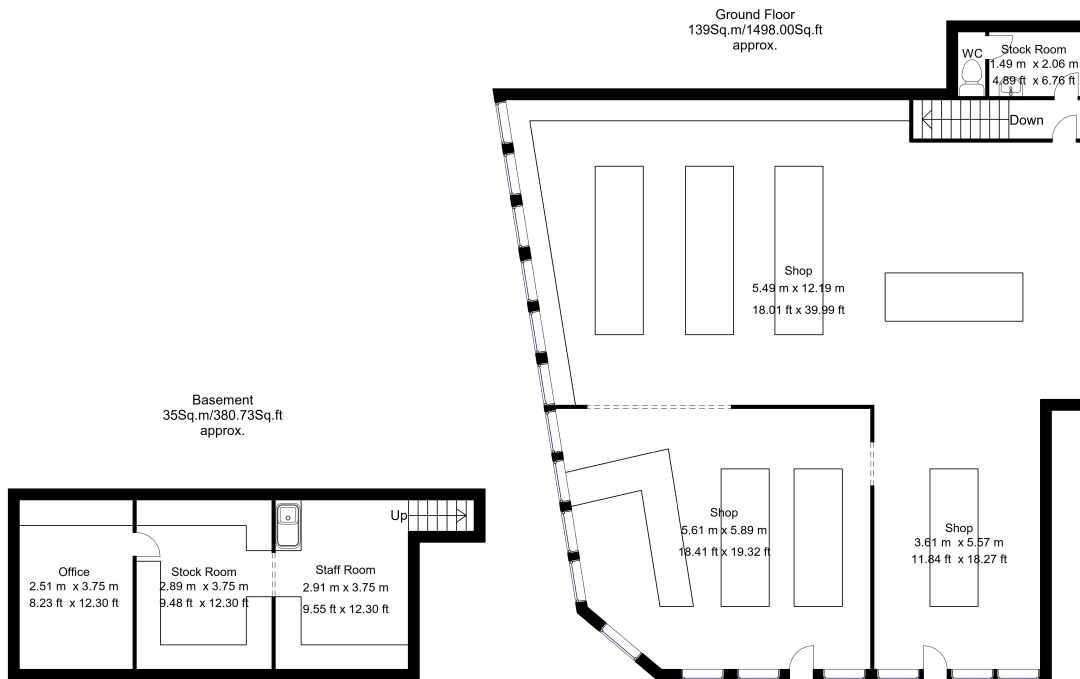
Accounts show an annual turnover of £172,000 with a gross profit of 58%.

## Trading Hours

Monday to Saturday 9.30am - 5pm.

## Tenure

The business is being sold on a leasehold basis.



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## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### Matthew McFarlane

Business Agent

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E:matthew.mcfarlane@christie.com

Bristol



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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