

Leasehold Opportunity

£50,000

www.paulhubbardonline.com/commercial



BUDS 2 BLOOMS FLORIST

Successful, independent, family-run florist in prime location, situated on the outskirts of Norwich city centre.

Costessey, Norfolk.

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**PAUL
HUBBARD**
COMMERCIAL



PROPERTY SUMMARY



1. Successful florist for over 21 years from same location.

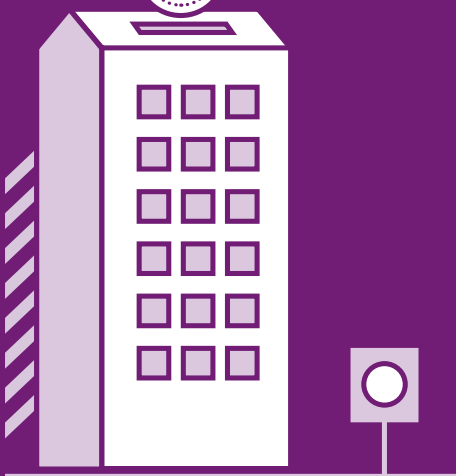


2. 25 year renewable lease runs until January 1st 2026, with £475pcm rent payable and £0 business rates.

3. All fixtures, fittings, equipment and stock included in the sale.

4. Excellent location in largely residential area with high footfall, easy access to city centre and A47.

5. Currently 1x full time member of staff with part time assistance for deliveries, and occasional support during busy periods.



DESCRIPTION



Paul Hubbard Commercial are delighted to bring to market a successful, independent, family-run florist on the outskirts of Norwich.

Buds 2 Blooms have been providing beautiful, bespoke, handmade designs for over 14 years, and due to relocation the business is now available to purchase, with all fixtures, fittings, equipment and stock included in the sale.

The site, situated within a busy residential area with high footfall, close to other amenities and easy accessible from Norwich city centre, has been operating as a florist for over 21 years, with the current owners in charge for over 14 years.

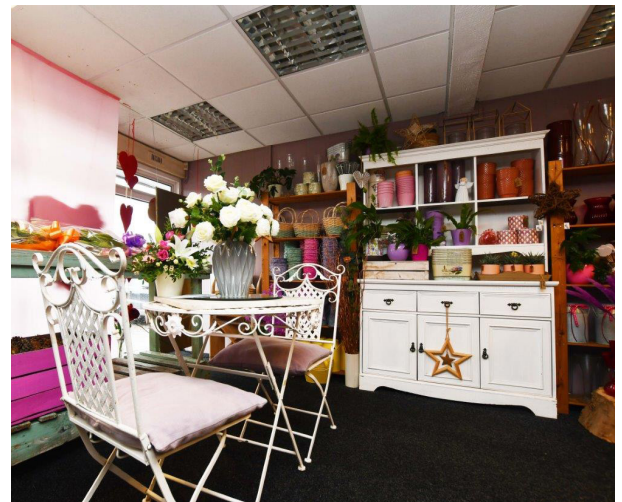
The shop stocks a large range of unique, high quality flowers which are all hand selected, and sourced directly from the Netherlands as well as some of the UK's top suppliers, ensuring their customers always have access to the freshest and best quality products all year round.

The business has a great local reputation and has built up a fantastic client base over the years, providing beautiful designs for weddings, birthdays, funerals and other corporate events, whilst offering same day delivery throughout the week.

The shop is currently open Monday to Friday, 9am - 5pm, and Saturdays from 9am - 2pm.

The business can easily be run with 1 or 2 members of staff in its current form, however there are huge opportunities to grow and take on regular contracts from business across Norfolk.

Accounts information can be provided upon request.



03 743 363
bitionpr.co.uk



Buds 2 Blooms

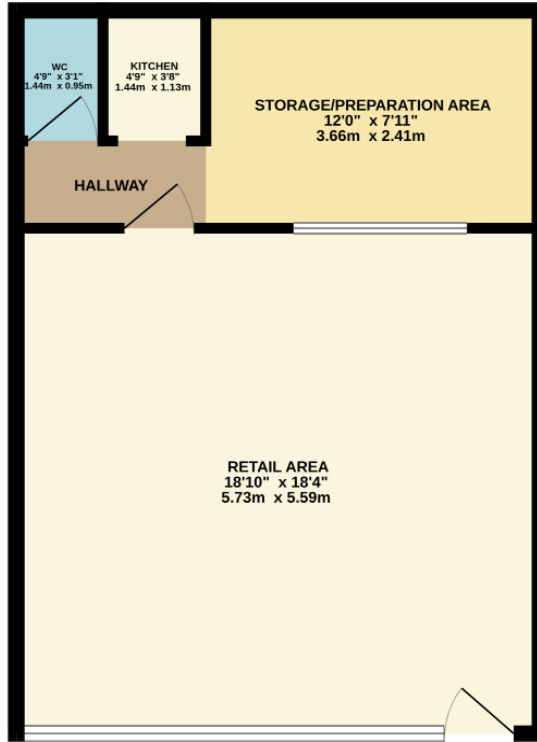
Tel: 01603 748454





FLOORPLAN

GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA: 493 sq.ft. (45.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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RATES

Business Rates: (1st April 2023 - present)

£0pa business rates.

For guidance on business rates, please contact
Norwich City Council for more information.

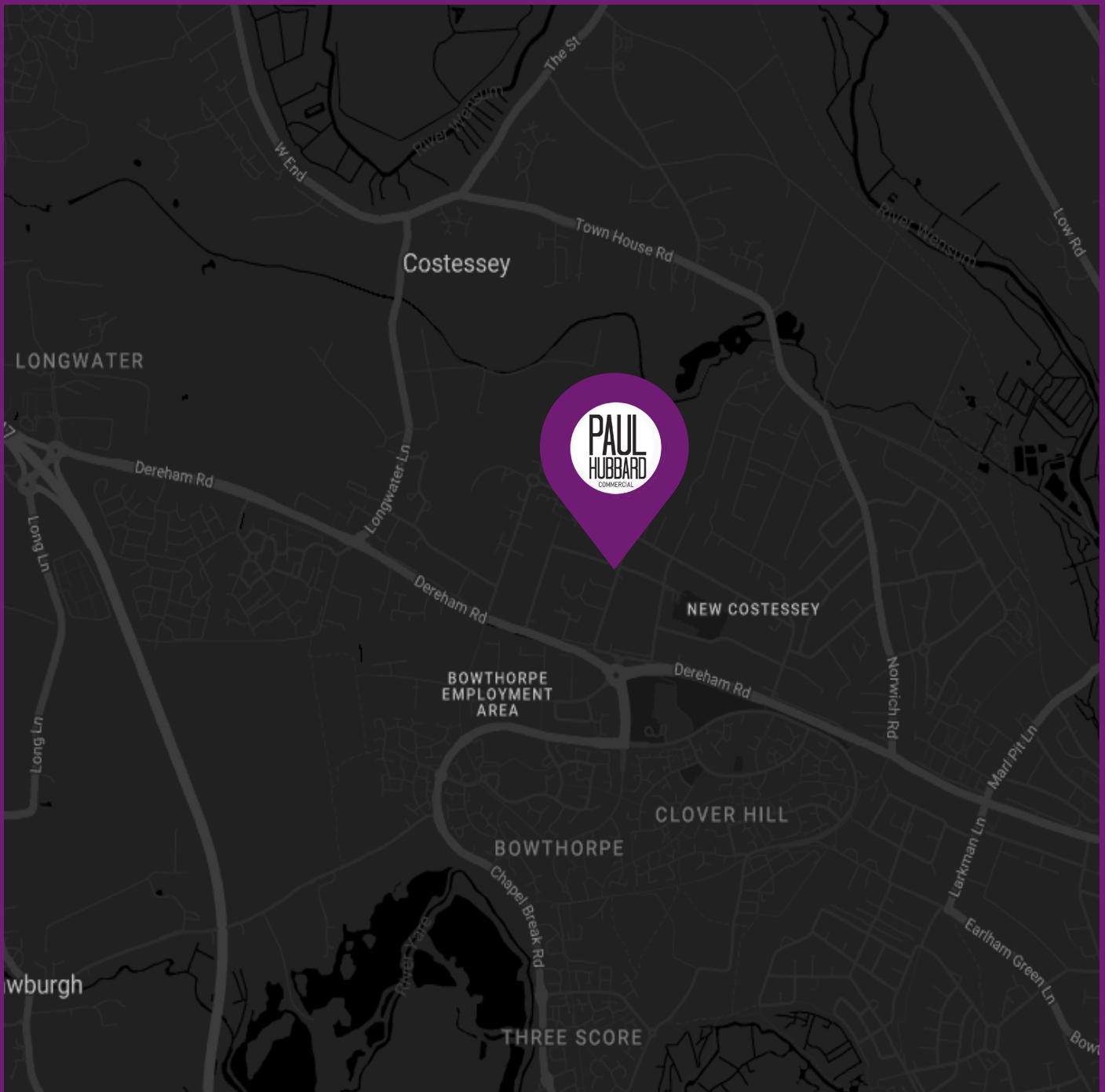


LOCATION



Buds 2 Blooms
49 Three Mile Lane
Costessey
Norwich
Norfolk
NR5 0RR

Nestled in the heart of Norfolk, Norwich effortlessly blends historic charm with vibrant modernity, making it a prime location for both residents and businesses alike. From its iconic medieval cathedral dominating the skyline to its bustling streets lined with eclectic shops, cafes, and cultural hotspots, Norwich exudes a unique character and appeal. Boasting excellent transport links, including a thriving train station and proximity to major roads, this city offers convenience and accessibility. With a diverse range of commercial properties available, from sleek office spaces in the city center to industrial estates on the outskirts, Norwich presents an unparalleled opportunity for businesses to thrive in a dynamic and welcoming environment. Discover your next venture in Norwich, where history meets opportunity.



We are a well-established Commercial Estate Agency who look to offer a fresh approach within an exciting property market.

With a strong team of experienced professionals, Paul Hubbard Commercial is a one stop shop for Commercial Sales and Lettings, providing you with a bespoke service catered to your needs. The areas we cover include Lowestoft, the whole of the East coast, all the way to Norwich and anywhere in between!



WHY CHOOSE US

We can source your buyer wherever in the world they may be. With our experienced team, we will provide you with the best blend of local and national advertising to make sure you not only sell quickly, but achieve the best possible price.

No marketing costs - You'll find that most commercial agents charge anything up to £1000 up front to produce all the necessary marketing material on your property.

No long, sole agency contract - We never tie anyone into these agreements, we offer a rolling contract so you will have peace of mind that we will strive to work hard at all times in order to sell your property. If you were to ever feel otherwise then you could leave at any point after providing us with a 2 week notice period.

Nationwide advertising - With the power of the internet, we can source your buyer wherever in the world they may be. Rightmove is the largest property portal in the country and we at Paul Hubbard Commercial also pay for additional coverage within that platform, as well as subscriptions to commercial and business specific property portals to ensure your property is advertised thoroughly, and to the right kind of people.

CONTACT



To arrange a viewing or for more information on the property please contact Kayleigh Thorp at Paul Hubbard Commercial Ltd

01502 532 028

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