



## 4 Castle Street, Llangollen

**Guide Price £150,000**

### BUSY GIFT SHOP IN LLANGOLLEN FOR SALE

Established over a great many years and occupying a prime location with arguably the highest footfall within this thriving tourist hub. This busy gift shop covers the whole spectrum of gifts and accessories for all generations and is a must visit for all those travelling to Llangollen. The Owners who wish to retire, will grant a new lease on the premises and the Business is for a sale on a strictly confidential basis. We therefore ask that all serious enquiries come through the Sole Selling Agents Hart & Co tele: 01244 403547 and no direct approach is made to our client or any of the employees within the Business.

## LOCATION

Llangollen is a busy year round tourist town and home of the International Musical Eisteddfod. The town has become synonymous as one of the gateways to Wales. Situated on the banks of the River Dee with other prime attractions such as the Llangollen Canal, the Froncysyllte Aqueduct and a thriving area of outstanding natural beauty. The area commands a huge following as a tourist destination and for those seeking the pleasures of the outdoors.

The town is featured in Tripadvisor's Top 3 UK Destinations for Summer 2023.

<https://www.walesonline.co.uk/whats-on/travel/welsh-town-tripadvisors-top-three-26882328>

## BUSINESS DETAILS

A comprehensive giftware business selling souvenirs, gifts and accessories for all generations. The Business has occupied this position over half a century and is a real draw to the many thousands who visit this region on an annual basis.

## WEBSITE AND SOCIAL MEDIA

[Giftsfromwales.com](http://Giftsfromwales.com)

Facebook

## ACCOUNTS

The Business shows a healthy turnover and gross and net profit margins. Full details can be made available to ready, willing and able Purchasers upon the signing of a NDA.

## STAFF

A good compliment of staff are insitu. Full details can be made available upon request.

## OPENING TIMES

Currently

Monday - Sunday 10am - 6.30pm

## PREMISES

The centrally situated premises occupy the heart of the town and provide exceptionally high foot fall.

Internal and external trading areas together with ancillary accommodation in all approximately 1,100 sq ft.

## TENURE

Leasehold. A new lease will be granted on the premises for a period of years to be mutually agreed. Passing rent payable of £28,000 PAX.

## STOCK

Stock is available to purchase at valuation on completion.

## FURTHER OPPORTUNITIES

There are excellent opportunities for additional online trade.

## VIEWING

The Business is for sale on a strictly confidential basis. Viewing is by appointment only through the sole selling agents Hart & Co 01244 403547.

Under no circumstances should a direct approach be made to our clients or any employees within the Business concerning any of the details contained herein.

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