



Business & Goodwill For Sale

Howden DN14 7BL

£35,000
FREEHOLD

A rare and exciting opportunity to acquire this well established and long standing newsagents business located in the central market place of the bustling market town of Howden. The business has a strong community presence and a loyal customer base and currently offers an array of useful services including newspapers, magazines, lottery, paypoint, stationery and greeting cards, confectionery and soft drinks. Current stock can be purchased at valuation. Commissions' £5,788.69 National Lottery
£5,826.00 Paypoint - Turnover £499,812.81 Net profit £52,095.14

EPC:



- Long standing, well established Newsagents Business
- Located in the market place of this bustling market town
- Strong community presence

Retail Area

Front access door from the pavement. Ceramic tiled floor.

Kitchenette

Single drainer stainless steel sink. Worktop. Ceramic tiled floor.

W.C

Low flush w.c. Corner wash hand basin. Ceramic tiled floor.

Business Rates

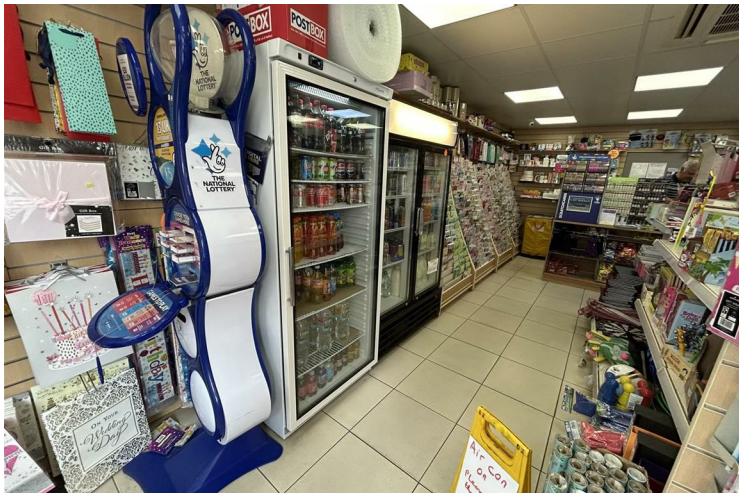
Intending purchasers should contact the local authority to ascertain any small business relief that may be available.

Lease Terms

Lease to be assigned. 15 year lease. Start date: 1/12/2013 End Date: 31/11/2028 Current rent £8,500.20pa However, the landlord may be willing to issue a new lease.



- Till system, Air conditioning
- All current fixtures and fittings included
- Window security shutters, Intruder alarm
- Turnover £499,812.81
- Net profit £52,095.14
- Commisions £5788.69 Lottery £5826.00 Paypoint





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

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