


ALAN J PICKEN
THE BUSINESS TRANSFER AGENTS

# REF. 10789
# Business and Freehold Property £325,000 + SAV







**Brief description:**
This is an outstanding opportunity for even the most discerning of purchasers to acquire a very well-known, Gift Shop business and property in the heart of Cross Hills, North Yorkshire.

Only due to our client wishing to focus on other business opportunities does our client offer this excellent business onto the market.

Since establishing the business our client has spared neither time nor expense transforming the premises into a truly eye-catching unit, which has been fitted with modern & valuable fixtures, fittings & equipment.

The shop stocks a variety of gifts, homeware and clothing. Currently trading 6 days a week, there is huge scope to extend the opening hours to take advantage of its prime position and the license in place to increase sales and maximize profits.

We trust this will prove a resoundingly successful acquisition, for a dedicated enthusiastic working proprietor to continue to exploit the full potential and derive maximum profits.

Early inspection of this magnificent opportunity is strongly recommended even for the most discerning of purchasers.

**Location:**
The business occupies an enviable trading position in the heart of Cross Hills, a bustling village in the district of North Yorkshire.

CALL ALAN J PICKEN
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21 The Grove
Ilkley
West Yorkshire
LS29 9LW












**Average Takings:**
Taking in excess of £3,000 per week.
Gross Profit 50%.
Adjusted Net Profit in excess of £70,000.

**Premises description:**
The business operates from delightful corner premises with excellent glass displays and prominent frontage.
Entrance to a generous open-plan sales area, fully fitted with shelving units and service counter.
To the first floor, secondary sales area and storerooms.
To the second floor, currently used for storage, however, has potential to be residential accommodation.
Immense scope to utilize the building for additional retail area or subject to planning can convert to residential flat for additional income.
Large basement area for additional storage.

**Owned by present owner:**
14 Years

**Staff:**
The business is run by our client and family members.

**Tenure description:**
Freehold.

**Opening hours:**
Monday to Friday: 10am – 4pm.
Saturday: 9am – 1pm.
Sunday: Closed

**Business address:**
Forget Me Not
41 Main Street,
Cross Hills,
Keighley
BD20 8TT

**Viewings:**
We ask prospective purchasers to please respect the confidentiality involved in the sale of this business and therefore request that viewings are only arranged via ourselves by telephoning our offices.

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