BUSINESS FOR SALE

NEWSPACENTS BUSINESS
LORD STREET
FLEETWOOD
FY7 6DU

• EXCELLENT BUSINESS OPPORTUNITY
• PRIME LOCATION ON THE HIGH STREET
• WEALTH OF PASSING PEDESTRIAN & VEHICLE TRADE
• GROUND FLOOR SHOP AND/OR WHOLE BUILDING

BUSINESS INGOING: £49,950  RENTAL: £15,000 PA
MAY SELL: BUSINESS AND BUILDING £195,000
LOCATION
This newsagents occupies a prime location and strong trading position on Lord Street in Fleetwood. Lord Street is the main High Street and thoroughfare for the town. It benefits from a wealth of passing pedestrian and vehicle trade.

DESCRIPTION
We confirm the opportunity to purchase this successfully operated newsagents business on a leasehold or freehold basis. The business is available to be purchased and the ground floor premises available to be leased with a new lease to be negotiated. The business and building can be purchased as a whole. The first floor comprises of a 2 bedroom flat. The flat is presently let out but may be available with vacant possession. The newsagents is being successfully operated and is only being sold due to retirement. Account information will be made available following a viewing and meeting with the seller.

ACCOUNTS
Account information is available on request and following a meeting with the seller.

General Figures:
Takings circa. £5,000 pw from the shop, plus Lottery at circa £2,500 and £1,600 for Pay zone.

BUSINESS RATES
To be confirmed.

LEASE / LEGAL COSTS
A new effective FRI lease is available by negotiation. The incoming tenant/buyer may be responsible for the landlords legal fees incurred in the transaction.

VAT
All prices quoted are exclusive of VAT but may however be subject to VAT at the prevailing rate.

ACCOMMODATION
GROUND FLOOR
Retail space: 51 sq m (550 sq ft)
Rear store rooms: 18.9 sq m (203 sq ft)
Cellar 28.3 sq m (305 sq ft)
Total shop area: 98.2 sq m (1057 sq ft)

2 BEDROOM FLAT
Ground floor side entrance leading to:
Kitchen/dining room, lounge, bedroom, bedroom and bathroom.
Attic room for storage.

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VIEWING ARRANGEMENTS
Strictly via prior appointment through Duxburys Commercial on 01253 316919.

Disclaimer
The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts.

Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the “Vendor”) and for themselves, give notice that:
(1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.
(2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information.
(3) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.
(4) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order. Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.
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No direct approach is to be made to the business and all viewings and meetings are via Duxburys Commercial on 01253 316 919

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