

FOR SALE

**Big Blue Frog
Stead Street
Halifax
HX1 5AN**

- Business and Freehold Property
- 8,500 Sq Ft (790 Sq M)
- Town Centre Location
- Largest Play Facility in Calderdale



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Location

The business is located along Stead Street accessed off the main A629 Ring Road via Lister Lane at Cow Green within Halifax Town Centre. Halifax is a busy Market Town and the administrative centre of Calderdale home to 206,000 people and a wider catchment of 782,441 within a radius of 10 miles. Two public car parks are situated directly opposite the premises together with a GP Surgery & car park immediately adjacent.

Halifax is located approximately 7 Miles from Huddersfield & Bradford with Leeds City Centre within 15 Miles.

Description

The Big Blue Frog is an established Children's Activity Play Centre Business exhibiting the largest play facility in Calderdale (150 Children). The Freehold property comprises reception entrance foyer with reception leading to the main play area which includes catering kitchen and café (180 seating capacity) together with sensory/disco rooms and relevant children and adult w/c provision. Additional first floor accommodation is provided in the form of two large rooms and there is scope to extend the facility at mezzanine floor level.

Accommodation

The Total Approx. Gross Internal Floor Area:		
	Sq Ft	Sq M
Total Approximate GIA	8,500	790
Mezzanine Floor Not Included in these Measurements		
All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.		

Fixtures and Fittings

The fixtures and fittings are all owned outright by the business proprietor and will be included with the sale. The principal items include a bespoke industry recognised play frame and associated additions, fully fitted catering kitchen, Ice cream machine and two 'slush' machines.

Tenure

The Freehold Interest in the property is included with the sale. The Business currently Leases the building from the existing owner on commercial terms, details of which can be made available to seriously interested parties upon request. The purchaser can merge the Freehold and Leasehold Interests on a successful purchase or establish a new Lease as might be required.

Rateable Value

The property has been assessed for Uniform Business Rates with a Rateable Value of £19,000. The current Rate payable in the Pound applicable to this assessment for the year 2018/19 is 49.3p.

VAT

The price quoted is exclusive of any VAT the Vendor may choose or have a duty to impose.

EPC

The premises Energy Performance Certificate is available on request.

The Business

The Big Blue Frog is an established locally run business with a turnover of £391,780 (2017 filed accounts). The net adjusted profit (inclusive of property Lease costs under current arrangement) shows a return of 20% based on current trading levels. It is considered there is an opportunity to add further income revenue through expansion of activities within the existing premises. Further accounts information is available on a confidential basis to seriously interested parties.

Guide Price

Offers are sought in excess of £450,000 (exclusive of VAT) for the Business to include the Goodwill, Fixtures & Fittings and the Freehold Interest in the property.

Legal Fees

Each party will be responsible for their own legal fees incurred in a sale transaction.

Viewing

For more information or to book a viewing please contact the sole selling agent:

Ryan Barker

Direct Line: 01422 430024

Email: Ryan.Barker@walkersingleton.co.uk

Ref: 23806 May-18



Property House, Lister Lane, Halifax, HX1 5AS

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