

BUSINESS SALES

VALUATIONS

AGENCY

OUR REF: NE2000



North East Commercial
Property & Business Agents

CARDS & GIFTS

t/a "Whickham Cards & Gifts"

6 St. Mary's Place
Whickham NE16 4DN

Sales Particulars



- Turnover circa £200,000 per annum.
- GP 59% and excellent net profits.
- Well fitted and equipped premises.
- Potential to increase profit via online trading.
- Free on street parking to the front.
- Lease in place with low overheads.
- LEASEHOLD £85,000 plus stock at valuation.

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Location

The business forms part of St. Mary's Green shopping centre which is the main retail area in the centre of Whickham. There are a pleasant mix of good quality independent traders that include greengrocers, butchers, jewellers, coffee shop & micro pub, plus larger operators such as Tesco.

Whickham is an extremely popular village 5 miles south west of Newcastle and with excellent road links via the A1 Western Bypass. Whickham has good local infrastructure and comprises predominantly private residential housing.

Business

This is a very long-established cards and gifts shop which has been trading from this site for over 35 years and in the present owner's hands since 2012. There are extremely high levels of captive trade and there is also free on street parking directly outside the shops.

With such an established trading history, this business has built up a strong reputation with high levels of repeat custom from both locals and customers travelling from outside the area. The business stocks high quality products from national & local suppliers and owing to these longstanding relationships, the shop has protected territories with suppliers that include Joma of London, Steiff, Jellycat, East of India and Five Dollar Shake cards.

In addition to the traditional cards and gifts the shop also retails a range of good quality accessories and jewellery plus balloons, which can be inflated on site.

This is a rare to the market, highly profitable business in an excellent location.

Viewing is highly recommended to appreciate the potential scope for further growth.

Premises

The premises comprise a ground floor lock up retail unit forming part of a larger parade. Accommodation;

Ground Floor

Sales Shop 58 sq.m. (620 sq.ft.)
Back Shop 7 sq.m. (76 sq.ft.)
Store
1x W.C.

Agents Notes:

The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing

Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property



External

Car parking space to the rear

Staff

The business is operated by our clients with the help of part time members of staff.

Fixtures & Fittings

A full inventory would be made available prior to an exchange of contracts.

Rates

The premises are assessed as follows:

Rateable Value £10,500

Rates free incentives subject to individual status.

Tenure

The premises are held by way of a 10 year FRI Local Authority lease from 2017. The current rent is £12,500 per annum with no further reviews.

EPC

Rating - C

Money Laundering Regulations:

In accordance with the current Anti-Money Laundering Regulations the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income.