

BUSINESS SALES

VALUATIONS

AGENCY

OUR REF: NE2105



North East Commercial  
Property & Business Agents

## CARDS, GIFTS & BALLOONS

t/a "Cards & Balloons Etc....."

1 Glebe Terrace, Dunston,  
Gateshead NE11 9NQ



- Turnover circa £70,000 per annum.
- Strong gross profit margins.
- Well fitted and equipped premises.
- Trading only 30 hours per week.
- Free on street parking to the front.
- Includes ground floor lock up property.
- FREEHOLD, GOODWILL & FITTINGS & £95,000 plus stock.

Sales Particulars

4 Staithes  
The Watermark  
Gateshead  
NE11 9SN

Tel: 0191 4878566  
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# 0191 487 8566

[www.northeastcommercial.co.uk](http://www.northeastcommercial.co.uk)

**Location**

The premises form part of an end terrace of houses at the junction of Wood Terrace with Ellison Road. The shop is in a prominent position and there are good levels of both passing and captive trade.

The location is less than 2 minutes from the A1 and the immediate area is a mix of residential and commercial property with ample street parking nearby.

**Business**

This is a very long-established cards and gifts shop which has been trading from this site since 2004. 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.

In addition to the traditional cards and gifts the shop also retails a vast range of balloons and has built up a reputation within the region for the supply of both individual items and full room party packages.

The shop has an ecommerce online ordering facility and customers can order products for collection that include the balloons inflated and ready to install.

This could be an ideal business opportunity for either an owner operator to run or to be acquired by another existing trader to add to their chain.

**Property**

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

**Ground Floor**

<b>Sales Shop</b>	49 sq.m. (530 sq.ft.)
<b>Back Shop</b>	9 sq.m. ( 95 sq.ft.)
<b>Office / Kitchen</b>	
<b>W.C.</b>	

**Trading Hours**

Monday & Tuesday	12.00pm - 5.00pm
Wednesday	closed
Thursday & Friday	10.00am - 5.00pm
Saturday	9.00am - 3.00pm
Sunday	closed

**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



**Staff**

The business is currently operated under management with 2 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 £4,800  
Rates free incentives subject to individual status.

**Tenure**

We are verbally informed that the title is freehold. Interested parties should make their own enquiries.

**EPC**

Rating – tbc.

**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.