

BUSINESS SALES

VALUATIONS

AGENCY

Sales Particulars

4 Staithes
The Watermark
Gateshead
NE11 9SN

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North East Commercial
Property & Business Agents

REF: NE1476

LAUNDRY, DRY CLEANERS & ALTERATIONS

t/a " Sew Impressed "

25 Grange Road, Morpeth
Northumberland, NE61 2TW



- Well established business with loyal customer base.
- Located in a pleasant shopping parade with parking.
- Gross profit margin circa 95%.
- High levels of repeat and referral business.
- Lease includes 2 bed flat above.
- Genuine retirement sale.
- LEASEHOLD PRICE £30,000.

0191 487 8566

www.northeastcommercial.co.uk

Location

The business is located within a small shopping parade which serves the popular residential estate of Stobhill Grange. This is a pleasant suburban area to the south of the town centre, close to the railway station and with easy road access.

There are a number of new housing estates on the south side of the town and Morpeth continues to be a popular commuter address with excellent road and rail links.

Business

This business was established by our client in 2001 and has been in the same ownership since it opened. The business has been placed on the market as they are now looking to retire.

This is an extremely reputable business which now trades on word alone with the customer base being made up of either existing or referred clients. Services provided include alterations, dry cleaning and laundry services and the premises are fully fitted and equipped for the trade. There is genuine scope to develop this business via marketing and social media and viewing is recommended to appreciate the strong profits and the future potential of the site.

Premises

Comprises a lock up retail unit with a separate 2 bed flat.

Ground Floor

Retail Unit 375 sq.ft. (35 sq.m.).

Rear Shop 215 sq.ft. (20 sq.m.).

W.C. with wash hand basin.

First Floor with separate access

Lounge

Bedroom 1

Bedroom 2

Kitchen

Bathroom

The flat is rented out and generates an income of £425 per calendar month.

External

Yard Area

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



Trading Hours

Mon, Tue, Wed & Fri	9.00 am - 5.30 pm
Thursday	9.30 am - 1.30 pm
Saturday	9.30 am - 12.30 pm
Sunday	closed

Fixtures & Fittings

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

Rates

The premises are assessed as follows:

Rateable Value £3,950

Rates free incentives available subject to status.

Tenure

We are verbally informed that the premises (including the flat) will be available on a new lease at a rent of £10,500 per annum. Any interested parties should seek legal confirmation of this.

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.