

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE1511



North East Commercial  
Property & Business Agents

## SPECIALIST DRY CLEANERS & LAUNDERERS t/a "Dulais"

27 Broadway, Darras Hall,  
Newcastle upon Tyne, NE20 9PW



Sales Particulars

- Reputable and established business.
- Good turnover with high margins.
- Well equipped with substantial machinery.
- Forms part of a busy parade with free parking.
- Affluent suburban location.
- High levels of repeat and referral business.
- LEASEHOLD PRICE £90,000 REDUCED FOR QUICK SALE

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## Location

The business is located within a busy parade which is the premier shopping area serving this affluent suburb to the north west of Newcastle upon Tyne.

The location provides easy access to the A1 Western Bypass via the A696 and the City centre can be reached in less than 30 minutes.

## Business

This business was established by our client in 1998 and has been in the same family ownership since it opened. The business has been placed on the market as they wish to concentrate on another business matter.

This is an extremely reputable business and has the benefit of offering a broad range of services in addition to the more traditional dry cleaning. The plant on site has seen significant investment in both the branding and the equipment.

This is an extremely rare opportunity and offers a new owner huge scope to develop the business further.

The business owner only operates for limited opening times due to personal family commitments and there is an opportunity to increase turnover further with extended hours.

## Premises

Comprises a ground floor lock up retail unit. In accordance with the RICS Property Measurement (1<sup>st</sup> Edition), the areas have been calculated and stated with reference to the current edition of the RICS Code of Measuring Practice **OR** IPMS.

### Ground Floor

**Retail Unit** 878 sq.ft. (81.6 sq.m.)  
**W.C.** with wash hand basin.

### External

**Service Area / Bin Store**

### Trading Hours

Monday – Friday	9.00am – 5.30pm
Saturday	9.00am – 4.00pm
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



## Fixtures & Fittings

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

## Rates

The premises are assessed as follows:  
Rateable Value £23,250

## Tenure

We are verbally informed that a new 10 year lease is available at a commencing rental of £19,000 per annum plus VAT. Full details on application.

## EPC

Rating B - If you require sight of the Energy Performance Certificate prior to making a viewing appointment then please get in touch with this office.

## 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.