BUSINESS SALES

VALUATIONS

AGENCY

Sales Particulars

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North East Commercial
Property & Business Agents

SUIT HIRE

t/a “Troughear Suit Hire Limited”

**10 Sherburn Road,
Durham DH1 2JR**



- **Highly reputable trading business.**
- **Turnover circa £82,000 per annum.**
- **Operating within Durham since 1984.**
- **Broad range of clients.**
- **Some retail sales from accessories.**
- **New lease available at £12,000 per annum.**
- **£90,000 / OFFERS including stock.**

0191 487 8566

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RICS

Location

The business is situated on Sherburn Road at the junction with Gilesgate and Sunderland Road, approximately a mile east of Durham City centre. There are free car parking options nearby.

Durham is an historic City approximately 15 miles due south of Newcastle upon Tyne with the benefit of a mainline railway station and direct access to the A1(M). There is a Cathedral and Castle plus a reputable University.

Business

This business has been trading for over 40 years and was established in 1984 but has been placed on the market as the owner wishes to retire.

The premises are configured to provide a display and retail space to the front with changing rooms off. Beyond the retail space there are alterations and staff welfare spaces plus a large stockroom.

Troughear Suit Hire has an excellent reputation with social media reviews that comment positively upon the value, service, quality and attention to detail that is provided.

The business offers suits for a range of events including proms, weddings, race days and other celebrations. All stock, which amounts to hundreds of suits, will be included in the sale and manufacturers include ***Torre*** and ***Witvorst***.

This is a niche but very profitable business opportunity ideal for a new owner to develop further by utilising some modern marketing techniques and embracing wedding fayres.

Premises

Comprises a self-contained ground floor of a two-storey mid terraced property with access front and rear.

Ground Floor

Retail Area	$36m^2$	$390ft^2$
Rear Shop	$14m^2$	$150ft^2$
Store	$20m^2$	$215ft^2$
W.C.		

External

Car Parking to rear

Services

Electricity, gas and water is installed.

EPC

Rating C.



Current Trading Hours

Mon, Tues, Thurs & Fri	9.00am - 5.00pm
Wednesday	9.00am - 12 noon
Saturday	9.00am - 4.00pm
Sunday	closed

Staff

Currently owner operated.

Fixtures & Fittings

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

Rates

The premises are assessed as follows:
Rateable Value £5,900
Rates free incentives subject to status.

Tenure

The premises are offered on a new EFRI lease at a commencing rent of £12,000 per annum. Full terms to be agreed.

Money Laundering Regulations

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

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

The Property Ombudsman

Part of the Robertson Simpson Group