

BUSINESS SALES

VALUATIONS

AGENCY

REF: NE2174



North East Commercial
Property & Business Agents

LONG ESTABLISHED FLORIST t/a "Flowers In The Park"

9 William Doxford Centre,
Sunderland SR3 2NE



- Operating under same ownership since 1997.
- Turnover circa £75,000 per annum.
- High margin opportunity.
- Forms part of a busy centre with car parking.
- High levels of repeat business.
- Ideal for an owner operator.
- Livered vehicle available separately.
- LEASEHOLD £12,000 to include fixtures.

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Sales Particulars

Location

This business opportunity is located within a busy shopping parade, known as the William Doxford Centre, which has Morrisons Supermarket as the lead tenant. Access is straightforward from the Doxford Park Way and the main A19 Trunk Road is less than 10 minutes away by road.

Business

This business has occupied the same unit since the shopping centre was opened but, after nearly 30 years of trade, the current owner and her staff have decided to plan for retirement.

This is a popular and reputable florist with high levels of repeat trade and one which does not rely on any 3rd party platforms for leads. Flowers In The Park offers a range of products to suit all budgets and have a wide customer base. Within the industry, the shop is well known for the quality of their funeral arrangements.

The surrounding area comprises residential housing, offices and industrial estates and this delivers a certain amount of captive trade. The Morrisons supermarket opposite also generates good levels of customers as they no longer offer flowers for sale.

There is a delivery service that covers a radius which includes Peterlee to the south and Gateshead to the northeast. A liveried car will be available to buy by separate negotiation.

Premises

Comprises a ground floor lock up single storey retail unit forming part of a larger parade.

Ground Floor 225 sq.ft. (21 sq.m.)

Retail Unit

W.C.

External

Communal Yard with rear access

Trading Hours

Monday – Friday	9am – 5pm
Saturday	9am – 4pm
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 will be sold free 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 £5,800

Rates free incentives subject to status.

Tenure

We are verbally informed that the premises are held on a 5 year a lease from November 2024 at a passing rent of £5,500 per annum which includes electricity. There is a service charge which covers the communal areas and bin collection.

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.