



Money Laundering Regulations 2003: Prospective Purchasers will be asked to produce identification documentation prior to proceeding with Sales & Lettings. We respectfully ask for your co-operation in order that there will be no delay in agreeing the sale.

THESE PARTICULARS ARE BELIEVED TO BE CORRECT BUT CAN IN NO WAY BE GUARANTEED  
ALL PROPERTIES ARE OFFERED SUBJECT TO CONTRACT

**CLOTHING ALTERATION & REPAIR SERVICES**

**THE SEWING ROOM**

**23 VILLAGE ROAD**

**LOWER HESWALL**

**WIRRAL**

**CH60 0DX**



An opportunity to purchase an extremely prosperous Business carried on from a most Attractive Ground Floor Shopp Property that occupies a Bold Main Road Trading Position in the centre of this sought after Wirral Village. Lower Heswall offers a delightful environment in which to work. This is a Conservation Area with the Lower Village retaining the Character of the archetypal English Village with its church and rectory, public house, village hall, shops, along with groups of cottage-scale dwellings and former farm buildings. Originally a small Fishing Village this is a delightful part of the affluent, well populated area of Heswall on West Wirral that enjoys superb surroundings, excellent transport links including ample on street parking. The Shop is situated in a prominent Trading Position and offers a delightful modern working environment with Double Glazed Shop Front etc. This is not only a very Well Established Business but enjoys a loyal customer base. Offering a host of Services including all manner of Clothing Alterations - Clothing Repairs, Bridal Alterations, Prom Dress Alterations, Curtain Alterations etc. With a quality Web Presence at [www.thesewingroom23.co.uk](http://www.thesewingroom23.co.uk) and a good visibility via Social Media, the Business has the base and the ongoing tools to continue the development that is well evident within their Trading Accounts. A Competitively priced Business, we are Sure that the right person with the relevant skills will fully appreciate the tremendous opportunity on offer here. Furthermore, the seller is happy to provide a handover period to assist the new owner if required. **A Walk-Through Video is available at <https://youtu.be/wRMTmspd8KM>**

Full details are as follows:-



**SALES SHOP** with Modern Double Glazed Shop Front, 3 Window Blinds, Laminate Flooring, Mat Well with Coire Matting, Reception Counter with 'Casio' Electric Till, Reception Chair 'Yealink' Telephone, 'Delonghi' Electric Heater, Sewing Station with 'Siruba' Sewing Machine, 'Janome Cover-Pro 1000CPX' Cover Machine, 'Elna' Over Locker Industrial Hemming Machine, Further Sewing Station with 'Brother' Sewing Machine,

2 Operators Chairs, Side Working Surfaces, Double Wall Cupboard Unit, Wall Mounted Cotton Thread Display, 4 X 6 Drawer Storage Dividers for Cottons, 1 X 4 Drawer Storage Divider Unit, Battery Operated Wall Clock, 'Breville' Steam Iron, Electric Kettle, Ironing Board & Small Sleeve Board, 2 Chrome Hanging Rails, 3 Strip Lights & Ornamental Light Fittings, 1 Sewing Mannequin.

**CHANGING ROOM AREA** with Chair & Large Ornate Mirror.

**SEPARATE W.C.** (Low Suite) with Corner Wash Basin, 'Ariston Water Heater, Laminate Flooring.

**THE TURNOVER** of the Retail Business averages £1,100 per Week at an average Gross Profit of approximately 96.3%.

**THE CURRENT TRADING HOURS** are;

Monday, Tuesday Thursday, Friday 10.00 a.m. to 4.00 p.m.

Wednesday Closed

Saturday by Appointment

NO SUNDAY TRADING

**THE BUSINESS** which has been in the same hands since 2013 and has been capably managed by the Owner together with 2 Part-Time members of Staff and is offered for sale to allow the Owner to take retirement. This therefore present a rare opportunity to acquire an extremely Profitable well established Business from which effort will be well rewarded. Clearly there is considerable scop should the new owner desire to increase trading hours and expand the Business & Services  
The seller is happy to provide a handover period to assist the new owner if required.

**THE WHOLE** of the above is held on a Secure 7 Year Lease from 01/01/2019 at a current rental of £5,160 P.A.

**THE PRICE** for the VALUABLE LEASE, BUSINESS, FIXTURES & FITTINGS is the sum of:

**£15,000 (FIFTEEN THOUSAND POUNDS)**

Plus Stock at Valuation

**A LOAN** should be available to a suitable Applicant subject to Status.

**VIEWING** By prior Telephone Appointment ONLY through the SOLE SELLING AGENTS Saville & Woods Ltd.

PLEASE DO NOT VISIT THESE PREMISES WITHOUT A PRIOR TELEPHONE APPOINTMENT OR APPROACH A MEMBER OF STAFF.