

**The Assets of the Limited Company  
ID Uniforms & ID Industrial Supplies  
1 Carr Lane, Hoylake, Wirral, Merseyside, CH47 4BG**



**FOLIO: 65743**

- Well Established Profitable Business – High Turnover.
- Excellent Diverse Business covering Embroidery, Design, Printing Plus Industrial Supplies of Tools Workwear and Hire/Repair Service.
- Superb Location in Prominent Position.
- Large Industrial Unit with Excellent Parking & Retail Trade Counters.
- An Excellent Business with Full Retail Website & Web-Presence to support the Face-to-Face service.

An opportunity to purchase an extremely prosperous Business that is carried on from an Extremely Spacious Industrial Unit that one of the most prominent locations in a Bold Trading Position on the Carr Lane Trading Estate in Hoylake, Wirral. The premises occupy an Area in excess of 8,000 Square Feet and offers on Site Parking for Numerous Vehicles to Front & Side Plus Loading Access to Rear. The Front of the unit has a Trade Counter and Retail area with the main Production Area and Offices to one Side. To the Other Side there is a large Dedicated Area to Industrial Supplies & Workwear with a Spacious Mezzanine Display Area. Situated in the much sought after West Side of the Wirra Peninsular,

the Carr Lane Industrial Estate is adjacent to the Railway Line and close to Hoylake Station; this is the Railway Line that connects Liverpool to West Kirby. The 'Estate' is accessed via a level crossing and the area is unusual in that it is not only semi-rural but is also adjacent to the former Hoylake Municipal Golf Club. In addition, there are also residential dwellings, principally in 3 separate roads. The area offers a variety of industrial units and there has always been good demand for both Land and the various light industrial units. The Business offers A High Turnover diverse trade with Embroidery, Design, Printing Plus Industrial Supplies of Tools Workwear and Hire/Repair Service.

Hoylake is a delightful area in which to live or work. It is a seaside Town to the North West of the Wirral Peninsular enjoying a long stretch of beach to the North Sea close o the mouth of the River Dee. Hoylake is a largely residential area and there is an active with a bustling town centre. This is a rare opportunity to purchase such a well established and thriving Business carried on from such impressive and sizable premises. We therefore strongly encourage interested parties to carry out their own interior inspection. **There is a Walk-Through Video Available at**

<https://youtu.be/DU4dlKhKuWQ?si=29CyglwW06fWjGJo>



Full Details are as follows:- (and a Full List of assets and Fixtures & Fittings is available by Separate Cover)

**FRONT SALES COUNTER & RETAIL AREA 18' X 28'** with Modern Double Glazed Shop Front having Electric Roller Sutters, 2 'Kerridge Commercial Systems' Computerised Till Systems, Front Changing Area, 4 Strip Lights, 'L'-Shaped Retail Counter, 9 Banks of Display Shelving Units with Cupboards Beneath, 4 Chrome Hanging Rails, 2 Further Hanging Rails, Mesh & Peg Board Displays.





**SIDE KITCHEN** 6'3 X 11'6 with Single Drainer Stainless Steel Sink Unit, Single Radiator, Fitted Shelving.

**MALE & FEMALE W.C's** 9' X 11'6 w Wash Hand Basins, Electric Hand Dryer, Tiled Floor.



**CENTRAL WORKSHOP** 35' X 28' with Substantial Industrial Shelving Units, 3 Large Strip Lights,

**REAR AREA** 29' X 28' including **SEWING ROOM** with Work Benches.

**EMRODERY ROOM** 20' X 18' Double Radiator, 6 Strip Lights

**REAR OFFICE/STORE** 9' X 15'

**SIDE WORKROOM** 15'3 X 15'6 with Illuminated Suspended Ceiling.

**REAR OFFICES** 23'6 X 15'3 with 4 Desks, 2 Single Radiators, Carpet Tiled Floor, Various Computers, Copiers etc.

**SIDE WORK ROOM** 10'3 X 15'3 with 'OKI Copier', 'Roland SP-300v' Laser Printer, Desk & Table, Double Radiator.



Double opening doors to:- The Area of the Unit occupied by **ID INDUSTRIAL SUPPLIES** 82'3 X 38' (measurement also including Rear Workshop Area) with 'Raznor' HVAC System.

**SUBSTANTIAL MEZZANINE** 82' X 15'

**OUTSIDE – REAR YARD** (with delivery Access & Canopy.



Parking to Front & Side for Numerous Vehicles.

**THE TURNOVER** of the Business averages £660,000 Per Annum at an average Gross Profit of approximately 41.43%.

Registered Office: Gresham House, 5-7 St Pauls Street, Leeds, LS21 2JG VAT reg. no: 166111096 Company reg. no: 1209003 england

**THE CURRENT TRADING HOURS** are;

Monday - Friday 8.00 a.m. to 5.00 p.m.

Saturday 9.00 a.m. to 1.00 p.m.

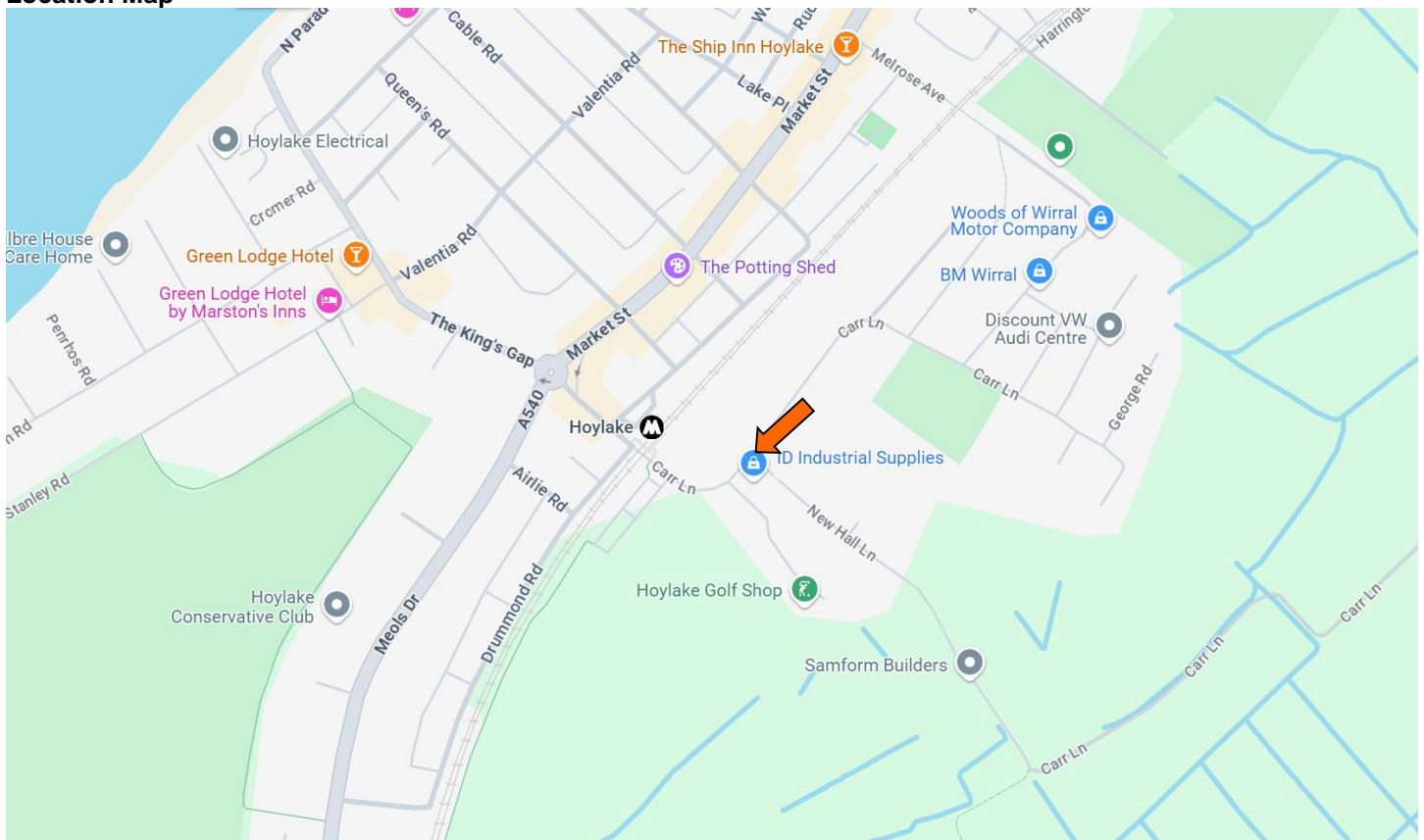
Closed Sunday

**THE BUSINESS** which has been in the same hands since 2012 and has been capably managed by the Owner in & his Wife together with 5 Assistants and is offered for sale to allow the Owner to take retirement, thus presenting a rare opportunity to acquire an extremely Profitable, Well-Established Business from which effort will be well rewarded.

**THE WHOLE** of the above offered on a new 6 Year Lease (minimum) with rent reviews every 3 years and at a commencing rental of £50,000 P.A.

**LOCATION** Situated in a Busy & Prominent Location on the Carr Lane Industrial Estate in Hoylake, Wirral. This is a well-thought-of area with numerous Businesses from micro-enterprises together small and medium-sized enterprises that provide local jobs. The Property has the benefit of on-site parking outside and is situated close to the Center of Hoylake. The Area is well served by Road, Trains & Frequent Bus Services.

#### Location Map



**Rateable Value** £22,500

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

**£200,000 (TWO HUNDRED THOUSAND POUNDS)**

Plus Stock at Valuation



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

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**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.**



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**

