



Saville & Woods Ltd is appointed as representatives to Independent Financial Services and will be pleased to provide advice and guidance on all aspects of financing the purchase or development of all types of businesses. This confidential advice is provided entirely free of charge and without obligation. With access to funds from a wide range of Financial Institutions, the most competitive terms and interest rates can be negotiated. We can arrange a personal appointment to discuss your specific requirements; please bear in mind that it is never too early to seek professional advice on all aspects of buying a Business.

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**

Saville & Woods Limited

Business Transfer Agents
Specialist Valuers, Property Sales & Lettings

T: 0151 625 6225

F: 0151 625 8653

www.savilleandwoods.co.uk

savilleandwoods@btconnect.com

Saville & Woods Ltd Grange West House, 34 Burlingham Avenue, West Kirby, Wirral, CH48 8AP

GREETING CARDS, STATIONERY, GIFTS, SWEETS, BALLOONS.

CARDS 'N' CANDY

397 PENSBY ROAD

PENSBY

WIRRAL

CH61 9PF



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

An opportunity to purchase an extremely prosperous Business carried on from an attractively presented Lock-Up Shop Property that occupies a Bold Main Road Trading Position in this busy & sought after area of West Wirral. The Shop forms part of a Busy Parade of Shops which comprise of numerous Local & National Retailers. The shop benefits from a front service road and parking area together with a further customer car park close by. Pensby is an affluent suburb of attractive residential property located approximately 1½ miles to the North of Heswall. The area is well served by transport links with excellent roads to Liverpool, Chester etc. Frequent Bus Services and Trains from Heswall Hills Station. The shop is in the centre of this Busy Parade and is well fitted for Trade. Offering a good range of Greeting Cards, Balloons, Toys, Gift & Sweets this well-established Business also has an appealing Website <https://ccballoons.co.uk/> and Facebook Page. The shop has approximately 450 sq. ft. of Retail Space with a Rear Stock Room (110 sq. ft.), A Kitchen/Storage Area and Separate W.C. To The Rear there is a Car Park. We strongly encourage interested parties to contact the agents in order to make arrangements for them to carry out their own interior inspection of this most appealing a profitable concern.

A Walk-through video is available at <https://youtu.be/YNMkbW7F5MI>

Full details are as follows:-

SALES SHOP 29'6 X 15'3 with Roller Shutter to Front. Window Display Area with Diffused Strip Light, 2 Square Window Display Units, Cold Drinks Display Refrigerator, Carpet Tiled Floor, Illuminated Suspended Ceiling with 8 Diffused Light Fittings, 7 X 2 Drawer Wall Greeting Card Display Units, Central Gondola Display with 3 X 2 Drawer Greeting Cards Display Units with Tiered End Displays to one side and Slatted Boarding to the opposite side with 3 Gift Wrap Dispensers, adjustable Shelving with End Retainers, Bow & Ribbon Display Boxes, Circular Display Mirror, 33' of Tiered Adjustable Wall Shelving Units for Stationery, Toys, Gifts etc. Pick & Mix Sweets Display, Glazed Serving Counter with Numerous Display Units for Mugs, Costume Jewellery, Greeting Card Display Unit & Balloon Spinners, Extensive Slatted Wall Boarding with Numerous Hooks, Hangers, Shelves & Perspex Display Units. Digital Pay/Weigh Scales, 2 X 'Casio SE-S3000' Electric Tills.

REAR STOCK ROOM 11' X 10' with Substantial Adjustable Shelving Units, Strip Light, Part Carpet Tiled Floor.

RECESSED KITCHEN & STORAGE AREA 4' X 6'6 with a Single Drainer Stainless Steel Sink Unit with Under Cupboard & Drawer,

SEPARATE W.C. (Low Suite) with Fitted Shelving.

Door To Rear. **OUTSIDE** Rear Car Park with Parking & Bin Storage Space.



THE TURNOVER of the Retail Business averages £2,500 P.W. Per Week at an average Gross Profit of approximately 48%

THE CURRENT TRADING HOURS are;

Monday - Friday 9.00 a.m. to 5.30 p.m. with 1 hour for Lunch

Saturday 9.00 a.m. to 5.00 p.m.

Closed Sunday

THE BUSINESS which has been in the same hands since 2009 and has been capably managed by the Owner & his Wife together with 2 Part-Time Assistants. The Business is offered to allow retirement thus presenting a rare opportunity to acquire a Profitable well established Business situated in a most attractive location and from which effort will be well rewarded.

THE WHOLE of the above is held on a Secure 10 Year Lease with rent reviews every 5 years and at a current rental of £8,400 P.A.

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

£29,950 (TWENTY NINE THOUSAND NINE HUNDRED & FIFTY POUNDS)

Plus Stock at Valuation (Circa £40,000 but can be adjusted if required)

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.