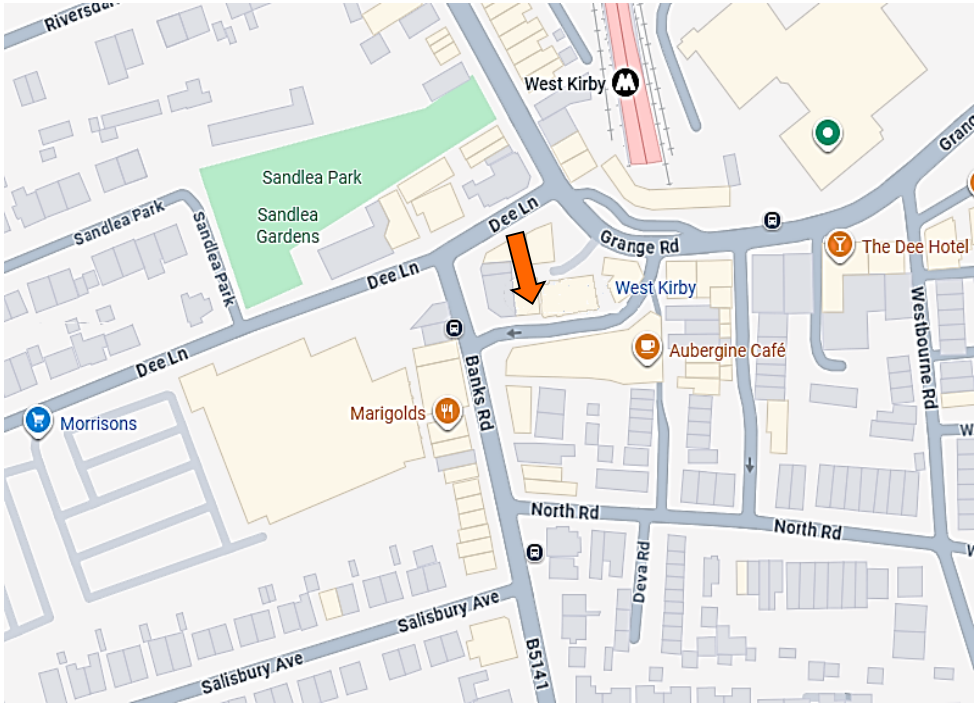
A LOAN should be available to a suitable Applicant subject to Status.

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



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

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

A GREETINGS CARDS, STATIONERY, GIFTS & BALLOONS BUSINESS SITUATED IN THE PRIME RETAIL TRADING POSITION

WEST KIRBY CARDS

16 THE CRESCENT

WEST KIRBY

WIRRAL

CH48 4HN



FOLIO: 65773

An opportunity to purchase a prosperous Business carried on from a Spacious Ground Floor Shop Property that benefits from a Good Sized First Floor Storage Area. This is a Long-Established Business that is a prime located in the Heart of West Kirby and occupies a Bold Main Road Trading Position in in this much sought after and thriving Wirral Village. The Property which has the benefit of Air Conditioning, is situated in a prominent Trading Position In The Cresent at the top end of Banks Road. This is a good-sized Sales Shop which is very well fitted for trade. This makes this the ideal 'Turnkey' Business; - a fully prepared, ready-to-operate enterprise that will allow the new owner to take over and begin running operations or making a profit immediately. The Business offers Equipment, inventory, and a physical well know storefront that is fully set up. It has stablished workflows, accounting methods, and supply chains are already functioning. Most Importantly it has a great reputation, a working customer base and a proven track record. The current owner feels that there is scope to expand not only through increased 7 day opening but also an additional digital offering that she has not explored. Briefly the accommodation includes the Good-Sized Sales Shop (Circa 500 Sq. Ft) with Storage Cupboards and access to rear Service Area. To the first floor there is a Spacious Storage Area with Full Racking, Kitchen & Separate Male & Female W.C.'s. We strongly encourage interested parties to carry out their own interior inspection to fully appreciate the quality on offer. **There is a Walk-Through Video Available at https://youtu.be/BqUkvm5Dfzs**

Full details are as follows:-



DOUBLE FRONTED SALES SHOP 37'7 X 17'6 (narrowing to 11' then 8') with Modern Aluminium Shop Front, Timber Effect Hard Wearing Floor Covering, Serving Counter with 'Casio' Electric Till, Modern Interior Wall Boarding with many Hooks, Hangers, Acrylic Boxes, Plate Glass Shelves etc., Central Gondola of Drawer Greeting Card Display Units (16'4 in length) having 8 Under Storage drawers each side and End Displays, 8 Display Spinners for a Variety of Cards, Gifts etc. Gift Wrap Dispensers, Wire Rack for Display of Mugs, 1 X 8'4 Display Unit with Shelving, Greeting Card Display Unit with 4 Drawer Under Storage & Illuminated Canopy, approx. 30' of Greeting Card Display Units along one wall with 14 Drawers of Under Storage, Slatted Wall Boarding Over having adjustable Display Shelving, 1 Circular Security Mirror, 'Mitsubishi' Air Conditioning Unit, 25 Light Fittings in a Suspended Ceiling together with 4 Built-in Audio Speakers. Built-In Storeroom 1 & Built-in Storeroom to providing door to Rear Service Area.

Rear Door & Single Flight Staircase to **FIRST FLOOR**: -

STOREROOM/OFFICE 21 X 11'8 with Fitted Timber Shelving Units, Kneehole Desk & Chair, Strip Light, 4 Drawer Metal Filing Cabinet, Base Cupboard Unit with Roll Top Working Surface, 4 Drawer Storage Unit, Double Glazed Windows to Front.

SEPARATE GENTS & LADIES W.C.'s with Wash Hand Basins.

BUILT-IN CUPBOARD

REAR KITCHEN 10'2 X 5'2 with Single Drainer Stainless Steel Sink Unit, 'Triton' Water Heater, Double Wall Cup, Vinyl Tiled Floor, Double Glazed Window, Strip Light, 2 Banks of Fitted Metal Shelving Units with Timber Shelves.

OUTSIDE – Rear Service Area

THE TURNOVER of the Retail Business averages £3,300 Per Week at an average Gross Profit of approximately 57.81%.

THE CURRENT TRADING HOURS are;
Monday – Saturday 9.00 a.m. to 5.00 p.m.
Closed Sunday

THE BUSINESS which has been in the same hands since 2017and has been capably managed by the Owner together with Part-Time Assistance and is offered for sale to allow the Owner to relocate to another part of the UK, thus presenting a rare opportunity to acquire a Profitable well-established Business from which effort will be well rewarded.

THE WHOLE of the above is held on a Secure 5 Year Lease from 06/10/2025 with a current rental of £17,500 P.A. until 06-10-27 with a fixed increase to £18,000 for the remaining 3 years.

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

£15,000 (FIFTEEN THOUSAND POUNDS)

Plus Stock at Valuation