

Ref: 4361 - Bunches Florist



32 & 32a Coleshill Road  
Nuneaton  
Warwickshire  
CV10 0NY

**WELL ESTABLISHED AND IDEALLY LOCATED FLORIST -  
WARWICKSHIRE**

**First floor currently let as office, could be put back as  
accommodation**

**High degree of repeat trade from existing client base**

**Fixtures and fittings included in the sale price**

**Advised annual turnover of £167,000**

**Situated in the town of Nuneaton**

**Fully equipped throughout**

**Well established business**

**Ideal for an investment buyer**

**Genuine reason for sale**

**Walk in condition**

**BUSINESS & PROPERTY**

**ASKING PRICE**

**£130,000 Plus SAV**

**Ref: 4361**

### Location

This superb florist is situated on a busy road in the town of Nuneaton, Warwickshire. The business is surrounded by residential properties, complimentary businesses, parking facilities, leisure facilities and much more deriving much of the businesses trade. Nuneaton as a town is surrounded by blue chip retailers and is in a highly populated residential area and has a wealth of industry nearby. It has a great central location and is 3 miles from Bedworth, 4 miles from Hinckley and 6 miles from Coventry city centre. It's accessed by the A444 and is in close proximity to the M6, M69, M1 and M42 motorways making this a perfect and easily accessible location.

### Business History

Online Business Sales are delighted to offer to the market this excellent florist which was established by our client in 2002. Our client is offering the business to the market due to her desire to relocate.

Since the business was established our client has invested time and money into the business and premises to the point where it is in full walk in condition.

Our client informs us that annual turnover currently runs at £167,000 which is derived from specialising in modern, traditional and bespoke designs for all occasions, with a solid client base for weddings and funerals. The business has weddings booked well into 2018.

Our client also offers a delivery service within a 30 mile radius but does also offer a national and international delivery service through relationships with other companies.

The business enjoys a strong reputation within the local community by providing first class services and products and as such has a high level of regular and repeat trade, recommendations. and frequent referrals.

The business is very well presented throughout and is being sold with all fixtures and fittings included in the sale.

This is an excellent opportunity to purchase an established business which is a great base to build upon and as such early viewing is highly recommended as this fantastic business is not to be missed.

This business is ideal as a business or investment proposition due to the rental income from the florist and separate first floor office.

### Financial Profile

Turnover: £167,000pa  
Stock approximately: £15,000  
Rent from first floor £350 pm

### Tenure

We are advised Freehold

### Accommodation

Well presented property briefly comprising:

#### GROUND FLOOR

Secure entrance leading to:

Shop floor

Serving counter with till

Various shelving/ display areas

#### REAR

Workshop/ preparation area

Separate workshop with shelving throughout.

#### FIRST FLOOR

Separate entrance at side of property leading to first floor

Currently let as an office, could be converted back into a bedsit (would need to refit shower and kitchen)

There is also an attic area which could be converted into living accommodation if desired.

CCTV positioned throughout property.

### Measurements

#### Ground Floor

Front of shop - 4.7m x 3.4m

Work room (Back of shop) - 3.5m x 3.4m

Shop floor - 4.4m x 3.7m

#### First Floor

Office/Bedsit - 5.3m x 3.5m

Area - 3.3m x 3m

Area - 2m x 1.1m

#### External

Yard - 4.5m x 2m

Rear outside store - 7.250m x 3.830m

### Enquire

t: 0345 222 0508 f: 0345 222 0509

e: info@onlinebusinesssales.co.uk

**IMPORTANT NOTES:** These particulars do not constitute an offer neither should they be relied upon as statements or representations of fact or warranties of any kind. All interested parties must satisfy themselves by investigation, prior inspection and/or formal entry before contact with their solicitor. Neither we nor our principals accept any responsibility whatever in respect of these particulars which are simply offered as a general indication to persons who may be interested.

Viewings and negotiations are to be conducted **STRICTLY** through **Online Business Sales Limited**. No direct approach is to be made to the business under any circumstances

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 167 This is how energy efficient the building is.

Less energy efficient