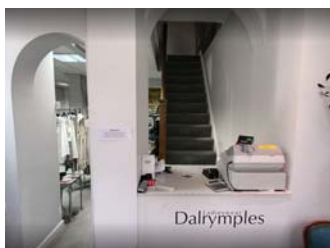




Ref: 4647 - Dalrymple Ladieswear



461 Tamworth Road
Sawley
Long Eaton
Nottinghamshire
NG10 3GR

**LADIES RETAIL / LARGE VERSATILE PREMISES -
NOTTINGHAMSHIRE**

Opposite post office (ideal for mail-order/Internet sales)

Large versatile property would suit numerous uses

Prominent corner location in Sawley

Well reputed with regular and repeat trade

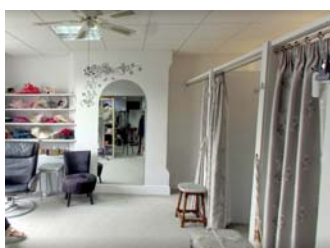
Advised annual turnover £200,000

Superbly presented throughout

Genuine reason for sale

Walk in condition

FREEHOLD



**ASKING PRICE
£499,950 Plus SAV**

Ref: 4647

Location

This long established ladies clothing shop and large, versatile freehold property is located on a busy shopping high street in Sawley, which is just outside the market town of Long Eaton, approximately 8 miles from Nottingham. The business premises stands prominently in a corner position and sees high footfall and a large amount of passing trade. Customers are further attracted by the very impressive window displays. The business is surrounded by complimentary shops and many residential properties which provide a solid customer base. The property's location is right opposite the post office making the property ideal for Internet/mail-order sales. Sawley is accessed via the B6540 connecting to the M1 motorway and beyond.

Business History

Online Business Sales are delighted to offer to the market this long established ladies wear shop which was established in 1986 and has been in the careful hands of our client since 1989. In addition to the thriving business within, our clients are also offering an impressive and versatile freehold property which would lend itself to numerous retail uses should a new owner so desire. Since our client took over the business and property they have invested a great deal of time and money meaning that the premises are in full walk in condition. Our clients have continually added new lines and income streams which have enhanced the current business massively and they inform us that the annual turnover currently runs at £200,000 which is derived from the sale of a fine range of ladies clothing, prom dresses and accessories together with a free remodelling facility for garments purchased. The property boasts an excellent location with four large, striking window displays. It is very well presented and sizable offering a large ground floor and additional first floor which is currently used for storage and an alteration facility. The current business is being run at a pace that suits our clients' lifestyle which means there is massive scope for a new hands on owner operator to further increase sales. The shop has always enjoyed excellent levels of repeat business and new customers appear regularly provided from good word of mouth recommendations and from the highly visible trading location. The shop has ample space to bring in additional clothing ranges and the first floor could possibly be returned to a 3 x bedroom flat for rental or owners accommodation (STPP). This is a very well presented business and property in a truly beautiful and highly desirable location offering lots of sales and display space. We feel that this opportunity provides a new owner with an excellent base to build upon or a superb blank canvass for a new venture and we urge early viewing of this excellent concern.

Financial Profile

Turnover: £200,000pa
Stock: Approximately £100,000

Tenure

We are advised freehold

Opening Hours

Monday: 9:30am - 5:00pm
Tuesday: 9:30am - 5:00pm
Wednesday: 9:30am - 5:00pm
Thursday: 9:30am - 5:00pm
Friday: 9:30am - 5:00pm
Saturday: 9:30am - 5:00pm
Sunday: Closed

Accommodation

Prominent and distinctive property, well signed and highly visible with 4 full glazed display windows: Secured entrance leading to:

GROUND FLOOR PREMISES

Open plan sales area
Seating area
Selection of clothing racks
Display units for hats and accessories
5 x changing rooms
French doors leading to garden with patio area

FIRST FLOOR -

Originally a 3 x bedroom flat briefly comprising:
Lounge
Bathroom
Kitchen
Small Office

Currently used as:

Office
Storage room
Alterations and repairs room

EXTERNAL

Private parking for 2 vehicles
Roadside parking
Public transport close by

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 CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ 69

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient