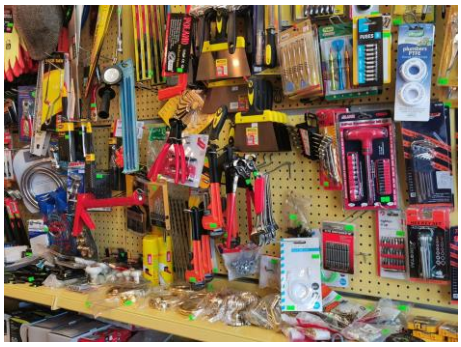
YOURCHOICE
The Property People

For Sale









Sticker Lane, Bradford, BD4

BUSINESS FOR SALE ONLY*

YOUR CHOICE ESTATE AGENTS are pleased to offer this very well running Home Bargain Store BUSINESS FOR SALE ONLY on busy main rd on Sticker Lane Bradford West Yorkshire in busy retail parade , The premises is to be held on a secure lease, very sensible rent and it comprise of a ground floor premises offer vast arrange of opportunities, viewing highly recommended

Asking Price
£35,000

Your Choice Estate Agents

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA
Tel: 01274 493333 Email: info@ycea.co.uk
Website:

DPS The Deposit Protection Service
The Property Ombudsman SALES
The Property Ombudsman LETTINGS

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Turnover:
WE ARE INFORMED THE TURNOVER CURRENTLY AVERAGES £700-1000 PER WEEK, IN OUR OPINION OFFERING TREMENDOUS POTENTIAL FOR FURTHER INCREASE IN THE RIGHT HANDS.



Tenure:
THE PREMISES ARE HELD ON A SECURE RENEWABLE LEASE, A CURRENT RENTAL OF £5250 pa, AND PAYABLE BUSINESS RATES: £2020.95 pa , THESE MAY BE REDUCE AS SMALL BUSINESS RELIEF EXEMPTION IF QUALIFIED.

Stock & Equipment:
The business is being sold fully equipped and stocked which may me negotiable . The business brings a very good income and it needs no financial input of your own, all the business needs is a new owner whom will overtake and earn profit right away.



Stock Value :
THE CURRENT STOCK VALUE IS ABOUT 25K-30K approx, NEW OWNER WHO CAN TAKE CURRENT SALE TO A POTENTIAL OF £500-£1000 PER WEEK THERE IS ALWAYS A SMALL ROOM OF NEGOTIATION IS PRESENT PLEASE DO NOT HESITATE TO PUT YOUR REASONABLE OFFERS TO US.



PRICE :
The business is for sale at the price £35,000. plus as above for stock and equipment.

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Hours of Business :

Mon to Sat10 am to 6pm. Sun 10am till 4pm.



Staff:

Business is run by the same owner .

Established:

The business has been established in the premises for over 3 years by the same owner.

Support:

Help can be provided by one of the owner for first month or so at extra negotiated price once the completion has been signed



ENERGY PERFORMANCE CERTIFICATE

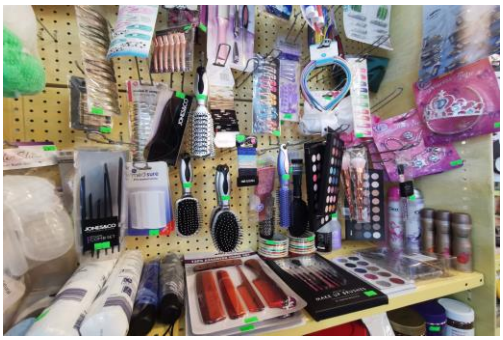
Energy Performance Certificate rating is C.

Certificate number

9381-3010-0863-0690-9275

LEGAL COSTS :

Incoming buyers to be responsible for legal costs for all parties unless agreed otherwise.

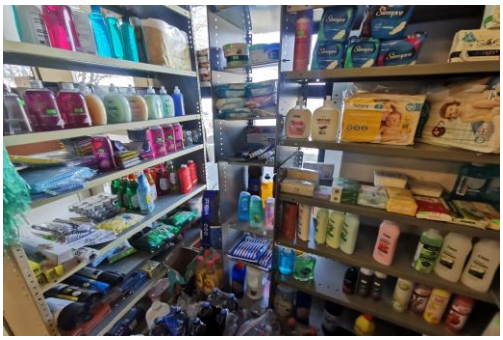


SERVICES :

There are no main services connected to the land at present, The prospective tenant to make the arrangement with utility companies for future supply at his costs according to the future use of the site.

PLANNING :

The premises is run as home bargian store permmited by Bradford Metropolitan District Council for shop use however the prospective buyers to check with local council for his own peace of mind.



VIEWING:

For confidentiality purposes and to respect any staff and customers who are unaware that the business is for sale, please do not approach the business direct or attempt to make contact with the owners without a prior appointment made via our office SOLE AGENTS Your Choice Estate Agents, 86 Toller Lane Bradford West Yorkshire BD8 9DA Tel: 01274 493333



DISCLAIMER

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property please ask for further information. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. It should not be assumed that any contents/furnishings/furniture etc., photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a GUIDE ONLY and NOT precise. Purchasers must rely on their own enquiries. It should not be assumed that the property has all necessary planning, building regulations or other consents. Where any reference is made to planning permission or potential uses such information is given in good faith. The information in these particulars is given without responsibility on the part of the Agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.