

Premium of £24,995
Plus, stock

Long Established Business For Sale



GARLANDS FLORIST
27 MARKET ROW
GREAT YARMOUTH
NORFOLK NR30 1PB

- Town centre location
- Floor Area 56 m² / 685 ft²
- Delivery vehicles included
- Busy mixed area off the market place
- Long established business
- Business trades with licence to sell alcohol

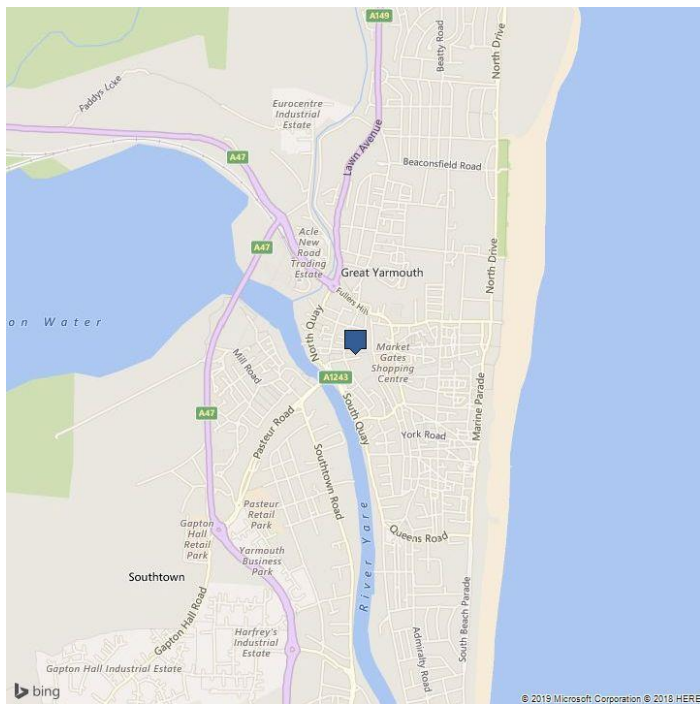


01493 853 853
info@eastcommercial.co.uk

Star & Garter House
Row 57
Off Hall Quay
Great Yarmouth
Norfolk NR30 1HS

Location

Great Yarmouth has a resident population of 93,400 and a catchment area of 205,000 people within half an hour travel time. The town is the third largest UK seaside destination and it also adjoins the well-known Norfolk Broads National Park. Great Yarmouth is a major East Coast town with a strong manufacturing and warehousing base and a busy sea port serving the offshore oil and gas industry. The area has been enhanced in recent years by a steady programme of road improvements which have provided a vastly improved road link to London, the industrial centres of the Midlands and the North. A new deep-water outer harbour is now operational.



Description

Long established florists business for sale as a result of a planned retirement. Business includes flowers for all occasions and with an Interflora online scheme.

Accommodation

Shop	535 ft ²	49.7 m ²
Rear Store	Not Measured	
Separate WC	Not Measured	
Total	605 ft²	56.24 m²

Lease

Assignment of an existing lease (further details available from the agent).

Rent

Rent passing under the terms of the lease is £8,100 per annum.

Terms

References will be required and due diligence as required by the Money Laundering Act.

Energy Performance Certificate (EPC)

The Property has an Energy Performance Rating of "E" (Rating 119). The Certificate and Recommendation Report are available upon request.

Services

Mains water, electricity, gas & drainage are believed to be connected.

The Business

The business is long established and has been traded by the current owners for approximately 12 years. The shop is open Monday to Saturday and is run by the owner assisted by three members of staff. Business includes an online Interflora Scheme and the owner trades with a licence to sell alcohol. Accounts are available at a viewing (to be arranged by the agent) and show an increase over recent years. Sale to include two delivery vehicles (Nissan NV200 and a Fiat Doblo) and a computer system.

Rating Assessment

Rateable Value	£4,800
Rates Payable	£2,304

VAT

All rents and prices are quoted net of VAT. In the event of buildings being classed as "Taxable Buildings", or owners deciding to opt for buildings to be classed as such, all prices or rents quoted will be subject to the addition of VAT at the standard rate.

Legal Costs

Both parties will be responsible for their own legal costs.

Viewing and Further Information:
Strictly by prior appointment with the sole agents:
 Hamish Duncan BLE (Hons) - Agency Manager
 Mike Younger FRICS, Mark Duffield BSc FRICS - Directors
 Sharon Bray, Laura Driver - Administration

www.eastcommercial.co.uk

Consumer Protection from Unfair Trading Regulations 2008 (CPR)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. East Chartered Surveyors Ltd. Please note: Messrs. East Chartered Surveyors Ltd for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. East Chartered Surveyors Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are traveling some distance please check with East Chartered Surveyors Ltd on the issue of availability prior to traveling. 5. East Chartered Surveyors Ltd and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.