



Fashion Design, Manufacturing and Retail Business in South Essex

Leasehold / Price: Offers Over £50,000 / Tel: 01702 207720 or 01245 210227

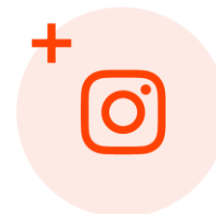




What an interesting business to list for sale which will undoubtedly create excitement within the fashion industry. The business on offer has been trading for thirty five years as a **fashion design, manufacturing and retailer** creating and selling ladies occasion wear and accessories from substantial ground floor premises (1673 sq. ft) on a busy main road with a terrific level of passing trade, The building delivers fully equipped retail space, a private office area, a large cutting and design room with tailors table and an equipped rear machine room for the manufacture of garments. The premises have a good size forecourt and parking spaces at the rear of the building. This is a genuine retirement sale after many years trading, but the turnover has continued to grow in recent years, the seller has a proud reputation built on quality and excellent customer care which will hugely benefit a new owner with a high level of ongoing repeat business. Accounts are available to confirm healthy turnover figures but under new dynamic ownership with new ideas including an internet ordering and retail service then turnover figures could be significantly higher.

We have produced a **360' virtual tour** of the premises to provide you with an idea of the excellent space and equipment on offer. We would suggest an immediate appointment to view in person.

Find us on





Highlights

- / Genuine Retirement Sale after 35 Years
- / All Fixtures, Fittings and Equipment Included
- / Huge 1673 sq. ft Premises
- / Fantastic Reputation with the Trade
- / Accounts Confirm Turnover
- / Huge Potential Under New Ownership
- / Main Road Location in South Essex

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, 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. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

Double glazed entrance door and adjacent double-glazed shopfront leading to:

Retail Space /

37'5 x 14'8

Bristle mat, fitted carpet, plastered ceiling with strip spotlighting, power points, range of chrome freestanding and wall mounted display racks and wall mounted shelves, glass display cabinet, reception counter with glass display areas, wall mounted air conditioning unit, three changing rooms with louvre wooden doors, room partition provides access to private office area with office desks and additional product storage, access door to:

Cutting & Design Room /

38'8 x 15'3

Shop front with privacy screen, range of fabric storage racks, tailoring table with storage beneath, plastered ceiling with fluorescent strip lighting, power points, fitted cupboard unit with roll top working surface and space for bar stool, telephone point.

Inner Hallway /

6'0 x 5'10

Plastered ceiling, fitted carpet, access to:

Staff Kitchen /

8'7 x 5'11

Fitted cupboard unit with stainless steel sink top and separate taps, appliance space for fridge, range of record card filing cabinets and lockers, fitted carpet, plastered ceiling with fluorescent light.

Staff Toilet /

7'10 x 5'10

Coat hanging cupboard with rail, white suite comprising of toilet and wall mounted wash hand basin, wall mounted water heater, vanity cupboard, fitted carpet, plastered ceiling with fluorescent strip lighting.





Machine Room /

22'3 x 18'1

Six sewing machine stations with a mix of Brother and Singer machines, two ironing presses with steam generators, storage cupboard with wood edge working surface, range of tables, chairs and freestanding hanging units, power points, windows with security bars, fitted carpet, rear door providing access to two parking spaces.

Terms of Lease /

A new lease is available for a term to be agreed with a commencing rental of £20,000 per annum. Tenant is responsible for Landlords reasonable legal costs relating to the granting of said lease.

Stock /

Stock available in addition to the sale price at valuation. We are advised that fabrics and finished items have an approximate value of around £25,000 but the seller is flexible on the level of stock remaining at completion.

Business /

Profitable accounts are available to confirm healthy turnover figures.

Price /

Sensible offers in excess of **£50,000** are sought for our clients valuable leasehold business interest to include, trading name, fixtures and fittings, goodwill and all machinery.

