BUSINESS SALES

VALUATIONS

AGENCY

Sales Particulars

4 Staithes
The Watermark
Gateshead
NE11 9SN

Tel: 0191 4878566
Fax: 0191 4934891

REF: NE2226

North East Commercial
Property & Business Agents

SPECIALIST DRY CLEANERS & LAUNDERERS

27 Broadway, Darras Hall,
Newcastle upon Tyne NE20 9PW



- **Reputable and established business.**
- **Good turnover with high margins.**
- **Well equipped with substantial machinery.**
- **Forms part of a busy parade with free parking.**
- **Affluent suburban location.**
- **High levels of repeat and referral business.**
- **LEASEHOLD PRICE £99,950**

0191 487 8566

www.northeastcommercial.co.uk

North East Commercial
Property & Business Agents

RICS

Location

The business is located within a busy and exclusive shopping parade in the heart of Darras Hall, which is the premier residential district of Ponteland. The village of Ponteland lies circa 8 miles to the north west of Newcastle upon Tyne city centre, close to the International Airport.

Business

This business was established by our client in 1998 and has been in the same family ownership since it opened. The business has been placed on the market as they wish to concentrate on another venture.

This is a highly reputable business that offers a broad range of services in addition to the more traditional dry cleaning. There has been significant investment in the equipment over the years, and the unit will be sold fully fitted and equipped.

The business owner currently operates limited opening times due to personal family commitments and there are no restrictions on trading longer.

This is an ideal opportunity for an owner operator to acquire and reposition the business. There is scope to incorporate a serviced laundry and ironing offer into the current model and the location, together with the free short stay car parking, is an ideal combination.

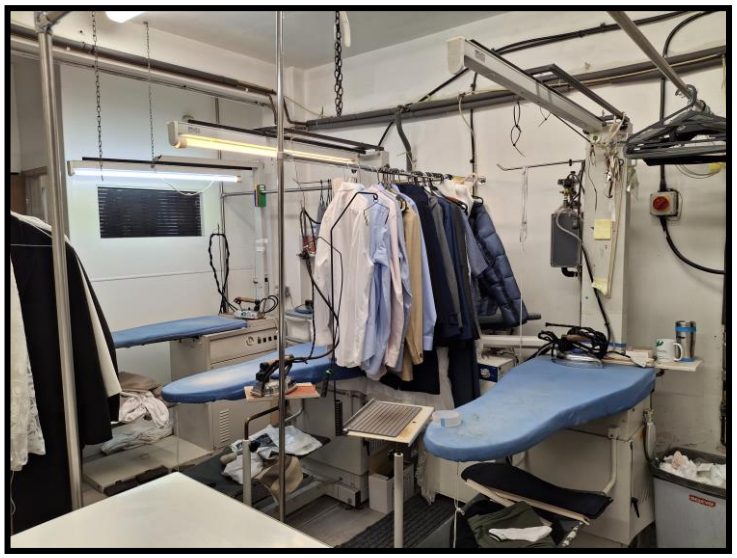
Premises

Comprises a ground floor lock up retail unit forming part of a single storey shopping parade.

Ground Floor
Retail Unit 878 sq.ft. (81.6 sq.m.)
W.C. with wash hand basin.
External
Service Area / Bin Store

Trading Hours

Sunday & Monday	closed
Tuesday - Friday	9.00am – 4.00pm
Saturday	9.00am – 2.00pm



Fixtures & Fittings

A full inventory would be made available prior to an exchange of contracts.

Staff

The business will be sold free of staff.

Rates

The premises are assessed as follows:
Rateable Value £23,750

Tenure

We are verbally informed that a new 10 year lease is available at a commencing rental of £20,000 per annum plus VAT. Full details on application.

EPC

Rating B - If you require sight of the Energy Performance Certificate prior to making a viewing appointment then please visit our website listing.

Money Laundering Regulations

In accordance with the current Anti-Money Laundering Regulations, the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income.

Agents Notes:
The sales Particulars contained herein are intended for the guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any details are given without any responsibility on the part of North East Commercial or their vendor client and any intended purchaser or tenant should satisfy themselves to the correctness of any statements contained in the Sales Particulars prior to making an offer by inspection or otherwise. Neither North East Commercial nor their employees make or give any warranty whatsoever in relation to the business or property described herein.

Viewing
Strictly by prior arrangement through North East Commercial No approach may be made directly to the property or business, nor should enquiries be made of any employee at the property

The Property Ombudsman

Part of the Robertson Simpson Group