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# VANDERVELLS

BUSINESS TRANSFER CENTRE

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**Covering Suffolk & Essex**  
**Telephone (01473) 713589**  
**www.vandervells.com**

## STATIONERY AND ARTS SUPPLIES

Situated in a town centre location, this business supplies stationery, printing services and art supplies to the very loyal local community and businesses. For the ambitious buyer there is considerable scope to increase the commercial stationery and printing sales sides of the business.

There is an added advantage of a two bedroom flat above the shop with a separate entrance.

**TENURE:** This property is being sold Freehold, however the vendor currently leases an additional shop close by which is used as a showroom for larger items. This shop is held on a 12-year lease from 1<sup>st</sup> May 2001, with a rent of £4,800 p.a.

**RATES:** The property above the shop, with a current use as a commercial property has a rateable value of £4,100.

The main freehold shop area has a rateable value of £10,750

The leasehold shop has a rateable value of £6,500

Please note that Rateable Value is not the amount payable, currently the rates are payable at 43.3p of the Rateable Value. The total rates payable are c. £9,245.

**TAKINGS:** The annual turnover in this solid and well-established business is c. £300,000 at a gross profit of 40%. Full accounts will be made available to serious buyers

**STAFF:** Run by the vendor on a part time basis with assistance from four members of staff, one would imagine a working couple could significantly reduce the wages cost of c. £40,000

**TRADING HOURS:** Monday to Saturday, 8.30 a.m. to 5.30 p.m.

**PREMISES:** The accommodation above is (71 sq m) currently partly being let on a commercial basis at an annual rent of £3,840. There is scope within the premises for additional rentable space of c. £4,800 per annum.

Should a new owner wish to live in or rent the accommodation, it is a two bedroom flat with a spacious lounge, and kitchen and bathroom. There is a pleasant courtyard garden accessible only via the office to the rear of the commercial premises.

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The main shop is located on a prominent corner position. The total retail floor area is 85 sq m with each aspect of the business being given a separate and definable space. Printing in one area, Arts Supplies in another and stationery in the third area.

There is an additional office area/storeroom to the rear of the property (33 sq m), which could be converted into additional retail floor space.

The leasehold property has an internal showroom of 44 sq m, with an additional kitchen and basement for storage.

**PRICE:**

Freehold, £425,000 plus s.a.v. £85,000

**VIEWING:**

Strictly by appointment through Vandervells

**LOCATION:**

Just off the main shopping area in this busy market town, in the North East of Suffolk, within the Broads National Park, with a glowing reputation for the quality of it's shops.

Reference: CS/1013/SE