
VANDERVELLS

BUSINESS TRANSFER CENTRE

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

Ladies Fashion Boutique

This is a wonderful opportunity to acquire a fast growing, well established and profitable boutique situated in an up market area. The shop sells mid to upper range fashion and accessories to discerning customers who recognize the importance of good customer service.

- TENURE:** Leasehold, on a 3-year lease ending 23 March 2008. Current rent £6,000 p.a. The lease is automatically renewable at the end of the lease.
- RATES:** The rateable value of the premises is £2,275, payable at £430 for 2007/2008 due to small business relief.
- TAKINGS:** We understand that the weekly takings average £1,500 at a gross profit of approx 60-65%.
- STAFF:** Run by the owner with assistance from two part time members of staff with an approx. wages bill of £120 p.w.
- TRADING HOURS:** Monday, Tuesday, Thursday 10.a.m. to 5.30 p.m. Wednesday, Saturday 10.00 a.m. to 3.00 p.m.
- PREMISES:** This easily manageable shop has an 18 sq m floor area with a small stockroom, and cloakroom to the rear. It is fitted to a high standard with oak flooring, a small dressing room, beamed ceiling and a feature fireplace.
- PRICE:** Leasehold, £27,500
- VIEWING:** Strictly by appointment through Vandervells
- LOCATION:** Situated a high street position in this busy and vibrant town to the North of Brentwood.

Reference: WL/1018/SE