wards
Commercial

FOR SALE

BUSINESS WITH POTENTIAL FOR NEW LEASE

Creative Curtains, 31 Windsor Street, Burbage, LE10 2EE

Established in 1976

❊

Highly prominent position on Windsor Street in the heart of Burbage village centre

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Offering an extensive variety of services, including a made to measure service

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NIA - 479 sq ft (44.5 sq m)

LOCATION

The subject property is located in a highly prominent position on Windsor Street in the centre of Burbage old village. Windsor Street is the main retail thoroughfare of Burbage and nearby occupiers include Emily Robbin's Flowers, The Porch gift shop, The Loquacious Baker, Black Diamond Boutique and the Red Lion Public House. There is time restricted on street car parking directly to the front of the property.

Burbage is a large village (population - 14,568) lying to the south of the town of Hinckley. Burbage benefits from excellent road communications with the A5/M69 interchange to the south of the conurbation providing access to the M1, M6 and M42 thereafter. Hinckley railway station provides regular commuter services to Leicester and Birmingham New Street.

DESCRIPTION

Creative Curtains is an interior design business which was established in 1976 and trades from attractive leasehold premises in the heart of the sought after village of Burbage, on Windsor Street.

Creative Curtains offers an extensive variety of services, including a made to measure service, on items including curtains, blinds & pelmets and swags & tails.

There is excellent opportunity for a purchaser to expand the business with enhanced online marketing via a website and social media.

Trading accounts are available upon request for the consideration of seriously interested parties.

ACCOMMODATION

In more detail, the accommodation comprises the following on a Net Internal Area (NIA) basis:

		SQ FT	SQ M
Ground Floor	Retail Sales	423	39.3
Ground Floor	Kitchen	23	2.14
Ground Floor	Stores	33	3.07
NIA Total		479 Sq Ft	44.5 Sq M

SERVICES

We understand that mains electricity, water and drainage are connected to the property.

LEASE TERMS

The business is available for sale at £25,000. The purchaser will be required to cover the Vendor's agents fee of £750 + VAT (in addition to the agreed purchase price).

A purchaser of the business will be able to take a new lease over the premises on an effective full repairing and insuring (by way of service charge) terms, at a commencing rental of £10,800 per annum exclusive, for a term of years to be agreed.

LEGAL COSTS

As is standard, the ingoing tenant will be responsible for the landlord's legal costs incurred in the grant of any lease.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D(93)

FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: info@wardsonline.co.uk.

VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would recommend that any interested parties checks these items to their satisfaction.

SUBJECT TO CONTRACT

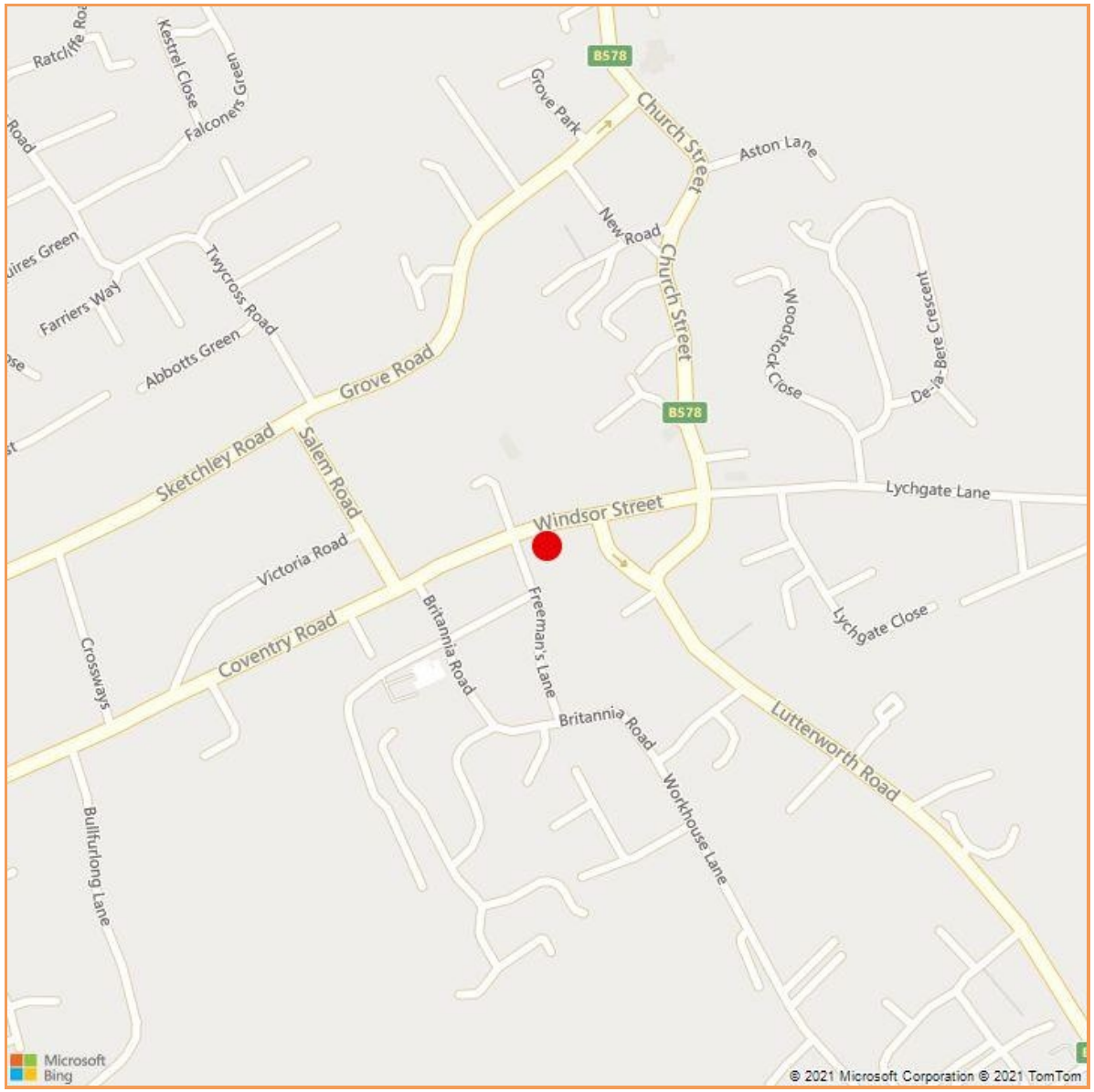
NOTE RE: MEASUREMENTS

Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

NOTE RE: PLANS

Please note that any plans contained within these particulars are for identification purposes only.

N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.



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