

ESTABLISHED PHOTO PROCESSING & GIFT BUSINESS FOR SALE



TEMPLE FORTUNE, LONDON NW11 641 SQ FT (59.61 SQ M)

Location:

Situated in a good position in Finchley Road, Temple Fortune, close to many multiple and independent retailers and virtually opposite Barclays Bank.

Description:

Comprising a long established photo processing and printing business dealing with both digital and conventional media. The business also sells photo frames and accessories, as well as a secondary business dealing in pink gifts for girls. The two main brands stocked are "Lucy Locket" and "Think Pink" and have a good following amongst girls and their parents purchasing for party gifts etc.

The premises are arranged over ground floor with a mezzanine area for storage or possibly a small office.

We are offering the business for sale with fixtures, fittings and equipment, plus stock at valuation. *Please note that some training could be on offer from the existing owners.

Areas:

Sales

Depth 8.89 m
Width 5.35 m Total 47.56 sq m

Mezzanine

Depth 5.00 m
Width 2.42 m Total 12.05 sq m

WC and kitchenette area - unmeasured

Lease:

Available on an existing Lease expiring 24th June 2012 at £17,750 pa or on a new Lease at £20,000 pa with 4 yearly rent reviews for a term to be agreed.

Terms:

£60,000 is sought for the goodwill, fixtures, fittings and equipment, including the photographic machinery (stock at valuation).

Business Rates:

London Borough of Barnet. £5,772.22 pa payable for 2010/2011. Interested parties should make their own enquires via the Local Authority or Valuation Office www.voa.gov.uk. Claridges cannot guarantee any figures.

Reference Charge:

Claridges charges a fee of £150.00 for taking up references for proposed tenants. This fee is non refundable after the references have been taken up, whether they are accepted or not by the Landlord.

Viewing:

By Appointment only
Via Sole Agents Claridges Commercial – 0845 205 0007