

CHINA, CARDS, GLASS AND GIFTWARE WITH RESIDENTIAL ACCOMMODATION BUSINESS FOR SALE



WATLING STREET, RADLETT, HERTS WD7 1,459 SQ FT (135.58 SQ M)

Location:

Situated in Watling Street, Radlett between Shenley Hill and Theobald Street. Radlett is an affluent town with good quality retail and restaurant premises and demographics of a high spend location. The nearest station is Radlett Network Rail Station, which offers a fast connection to Central London.

Description:

Comprising a long established and locally well known giftware and china business, which sells a wide range of glassware, greeting cards, gifts, judaica etc. Trading from retail premises, which are arranged over ground floor and basement. The basement is mainly used for storage and WC's, but could be arranged as additional retail space. There is also a separate lock up garage to the rear and parking for one vehicle.

Above the retail premises is a duplex 3 bedroom flat, which is currently let and income producing. (This subsidises the overall rental).

Rental details available upon request.

The business would suit someone that is experienced in the trade and offers many options for further expansion and development of the business. For parties that are not experienced in this trade, the vendor may be able to offer some initial training.

<u>Areas:</u>	Ground floor sales	13.43 m deep x 5.24 m wide
	Basement (storage)	10.42 m deep x 5.51 m wide
	Additional storage	5.20 m deep x 3.38 m wide
	2 x WC's	
	Lock up garage	
	Parking for 2 vehicles	
	Total area	135.38 sq m (1,459 sq ft)

Lease: Held on a 6 year FRI Lease from September 2006 at £30,000 pa.

Terms: £65,000 is sought for the goodwill, fixtures, fittings and equipment. Stock available at valuation.

Business Rates: London Borough of Hertsmere. Approximately £8,100 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: **Strictly by appointment only**
Via Sole Agents Claridges Commercial – 0845 205 0007