

BUSI-

for sale

01799 521761



- An exciting opportunity to acquire a unique, thriving & popular local business
- Established for over 20 years
- In the heart of the town
- For sale as a going concern

The Party Box
15b George Street
Saffron Walden
Essex CB10 1EW

The Toy Box
5 Market Row
Saffron Walden
Essex CB10 1HB

Price £90,000
plus stock at valuation



COMMER-

An exciting opportunity to acquire a quite unique, popular and thriving local business, established over 20 years ago.

This profitable venture is now for sale as a going concern. It comprises of 2 shops in the heart of Saffron Walden offered solely due to the pending retirement of the owner.

The Toy Box

This is the only toyshop in the town and is located within a handsome period building of great character with bow bay windows which are ideal for display. It faces a walkway just off the principle retail area of King Street and the Market Square. It offers a self contained ground floor retail area of 280 sq.ft and basement retail of 290 sq.ft.

Current rent is *£18,000 per annum* on a lease through to 2014.

The Party Box

This attractive business fronts onto one of the principle vehicular thoroughfares of the town. This complements The Toy Box and is another exciting business concept.

It operates on a new lease which was granted for a 6 year term in 2009 at a current rent of *£11,500.per annum*.

Terms

The whole is available at a price of £90,000 plus stock at valuation. It trades at a profit of between £40-50,000 per annum against a turnover of about £350,000 per annum with a stock of approximately £60,000.

Copies of accounts and financial data together with lease details will be made available, but only to seriously interested parties.

Note

Services are untested and no warranty is given that they are operable. Plans are **not** to scale and are for identification only.
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