



## **THE TOY BOX SAFFRON WALDEN**

**Thriving business  
established for nearly  
30 years and now offered  
solely due to the pending  
retirement of the owner**

**Situated in a high profile,  
town centre location**

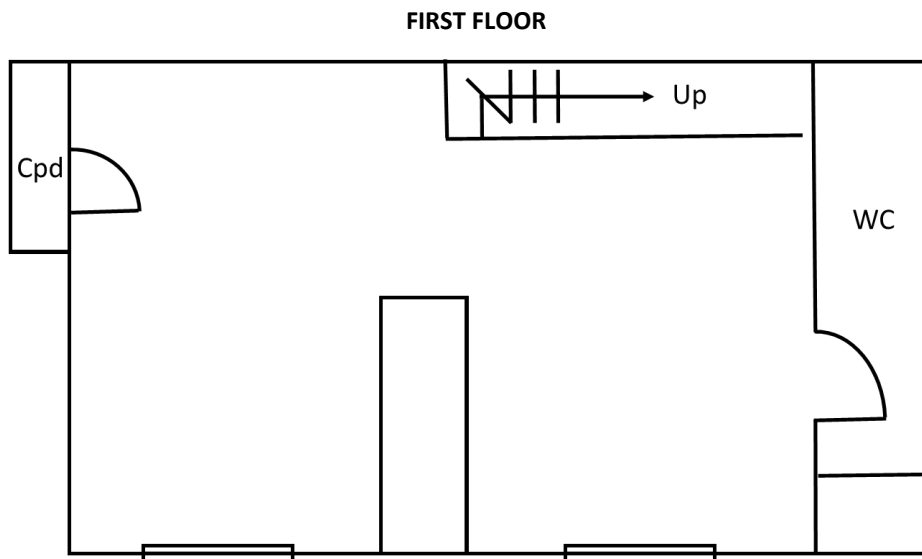
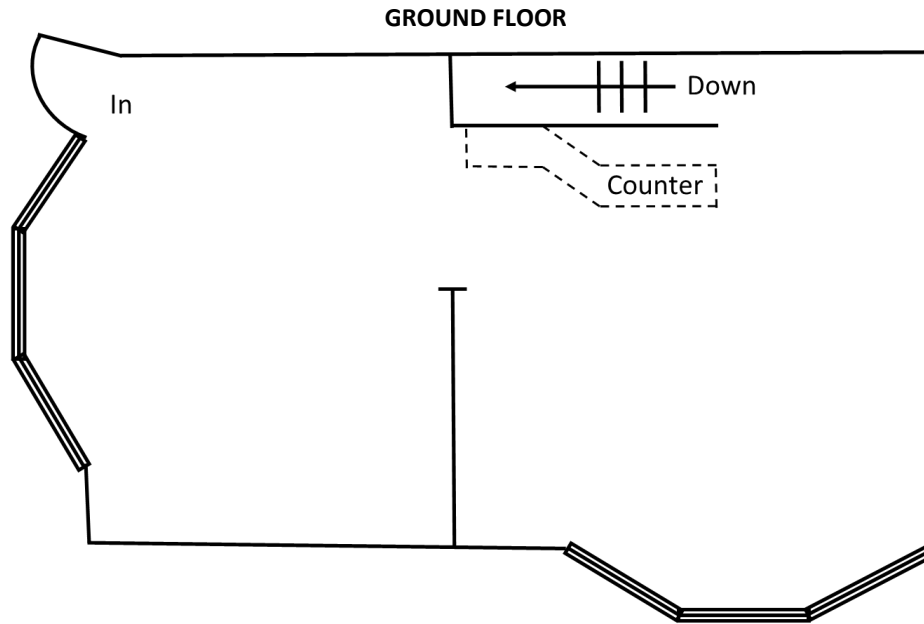
**To be sold as a  
going concern at £50,000  
+ stock at valuation**

SNOW WALKER CHARTERED SURVEYORS  
53 HIGH STREET SAFFRON WALDEN ESSEX CB10 1AR

SNOW WALKER

01799 521761 [www.snow-walker.co.uk](http://www.snow-walker.co.uk)

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



**Note:**

Services are untested and no warranty is given that they are operable. Plans are **not** to scale and intended solely to give general indication as to layout. H.M. Stationery Office consent/Crown Copyright reserved.

This is an exciting and unique business in Saffron Walden. Established for many years, it has delighted children for several generations.

**The Premises**

Spread over two floors, the shop, which is extremely well-organised, stocks a veritable array of children's toys. This exciting venture is now offered for sale as a going concern. The sale would include the assignment of the lease, though we are informed the landlord is prepared to agree a surrender of the remaining term and grant of a new lease at the same rent as existing.

This is the only toy shop in the town of its kind, located within a handsome, period building of great character with bow windows ideal for display. This faces a walkway just off of the principal retail areas of King Street and Market Square. It offers self-contained ground floor accommodation of approx. 570 sq.ft., being 280 sq.ft. ground floor and 290 sq.ft. basement.

Business includes the website, eBay shop, branding such as signage, advertisements and brand assets.

**Terms**

This established business is available at a price of **£50,000 + stock at valuation on sale** which we believe will be in the order of **£40,000**.

The sale is subject to the existing lease, which is a 10-year terms **at a rent of £18,000 per annum**. As indicated above, we believe that renewal of the lease is a probability.

There is no VAT on rent.

There is a capped service charge.

Details of the business will be made available to seriously interested parties but we are able to inform that turnover is in excess of £300,000 per annum. Copies of accounts and financial data are available but, again, only to seriously interested parties with the consent of our client.