

FOR SALE

REF: 65722



25 Lapstone Road, Millom, Cumbria, LA 18 4BT

The Freehold Property & Business of Greeting Cards, Stationery, Gifts, Ladies Clothing, Jewellery as part of the Assets of Spoilt For Choice (Cumbria)

An opportunity to purchase a Superb Freehold Property with a Long-Established Retail This deceptively Spacious Property offers a Ground Floor Retail Area of circa 1,750 sq. ft. The Shop is exceptionally well fitted for trade and the Business has been in the same hands since 1988. It is now offered to allow the current owners to take retirement thus presenting an excellent opportunity to purchase this profitable, well-established Business carried on from this Large Freehold Property. The upper floors have a separate private entrance and it is currently used as storage for the Business however, this could clearly provide office or living accommodation with judicious expenditure. There is a walk-through video available at <https://youtu.be/VulHPoC3vwk>

Millom is a town on the north shore of the estuary of the river Duddon in southernmost Cumberland, Cumbria. It is situated just outside the Lake District National Park, about six miles to the North of Barrow-in-Furness (as the crow flies) and 26 miles south of Whitehaven. Millom's economy is mainly based around retail, services and tourism. There is a video showing the local area available at <https://www.youtube.com/watch?v=dRO5Kx3E7oY>

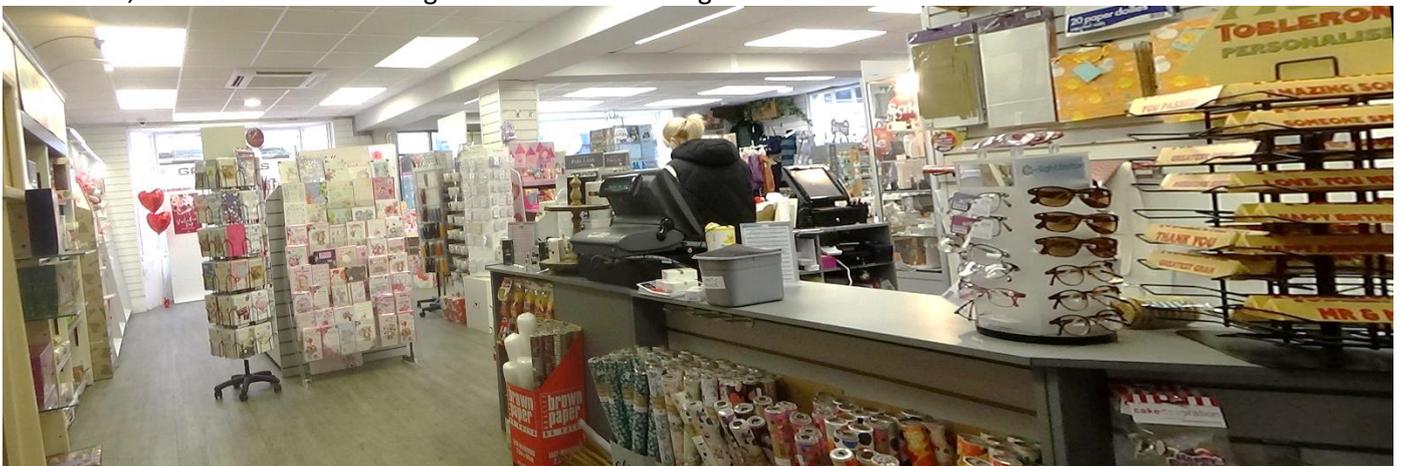
The Southwest Cumbria Town are easily accessible from the M6 motorway via A590 and then taking A595 and A5093.

Full Details are as follows:-

CORNER SITED DOUBLE FRONTED SALES SHOP Circa 1,750 Sq. Ft. overall.



FRONT SHOP AREA 26' X 35' with Central Double Glazed Entrance Door, 2 Bay Windows to Front with Internal Spot Lights, 2 Double Glazed Windows to Side, Hard Waring Vinyl Flooring and Part Carpeted Flooring, Illuminated Suspended Ceiling with 18 Diffused Light Fittings, 'Fujitsu' Air Conditioning Unit, Square Illuminated Glazed Display Fittings with 4 Circular Plate Glass Shelving Units, 'Yankee Candle' 5 Tier Display Unit with Under Storage, 'Wild Things' Jewellery Display Fitting with Stainless Steel Revolving Fitment, with Under Storage, 'Heart & Home Fragrance' Tiered Shelving Unit, 8 Greeting Card Display Units in Gondola all having Under Storage, 3 Tiered Wall Shelving Units with Adjustable Plate Glass Tiered Shelving Units with Canopy Lighting, 4 Sections of 'Thorntons' Display Shelving Units, Various Display Spinners & Steel Display Stands, Central 'C' Shaped Serving Counter with Display Shelving & Inset Slatted Boarding, 2 'Epos' Electronic Tills, Glazed Jewellery Display Stand with Interior Lighting, Fitted Timber Adjustable Shelving Wall Shelving, Adjustable Shelving for Soft Toys, Wall Boarding with Adjustable Shelving, Hooks, Hangers etc. Timber Drop Leaf Table, 3 Tier Table Unit, Clothes Hanging Display Rails, Wall Clock, Behind Counter Working Surfaces with Shelving Units.



REAR SHOP AREA 23' X 35' Maximum with 14 Double Drawer Greeting Card Display Units, Corner Drawer Greeting Card Display Unit, 8 Single Drawer Greeting Card Display Units, Interior Wall Boarding with Gift Wrap Dispensers, Shelving, Hooks, Hangers, 'Fujitsu' Air Conditioning Unit, Illuminated Suspended Ceiling with 9 Diffused Light Fittings, Timber Desk & Timber Display Tables, Numerous Spot Light Fittings, Double Glazed Window to Side, Carpet Floor Covering.

SIDE KITCHEN AREA 10' X 3'6 Single Drainer Stainless Steel Sink Unit.

Door from Shop to Side Lobby & Side Entrance Area Single Flight Staircase to:-

LARGE FIRST FLOOR LANDING 14 X 6'8" (In an Anti-Clockwise direction) All rooms having fitted shelving units.

FRONT ROOM 1 14' X 11' **REAR ROOM 2** 15' X 14' Maximum **FRONT OFFICE** 11' X 11'6"

FRONT ROOM 4 12'3" X 14' **REAR ROOM 5** 13'3" X 6'6" **REAR ROOM 6** 8'9" X 7'6"

THE TURNOVER of the Private Business averages £5,775 Per Week at an average Gross Profit of approximately 42.4%.

THE CURRENT TRADING HOURS ARE (SEASONALLY):

Monday - Saturday 9.00 a.m. - 5.30 p.m.
 Sunday 10.00 a.m. - 4.00 p.m.

The current Rateable Value for the Property is £10,000. **RATEABLE VALUE** N.B. Small business relief is available if:

- you only occupy one business property in England with a rateable value below £15,000
- from 1 April 2017 you will get 100% relief for a property with a rateable value of £12,000 or less, meaning you will not pay any business rates.

THE PRICE FOR THE VALUABLE FREEHOLD PROPERTY, BUSINESS, FIXTURES AND FITTINGS IS THE SUM OF:

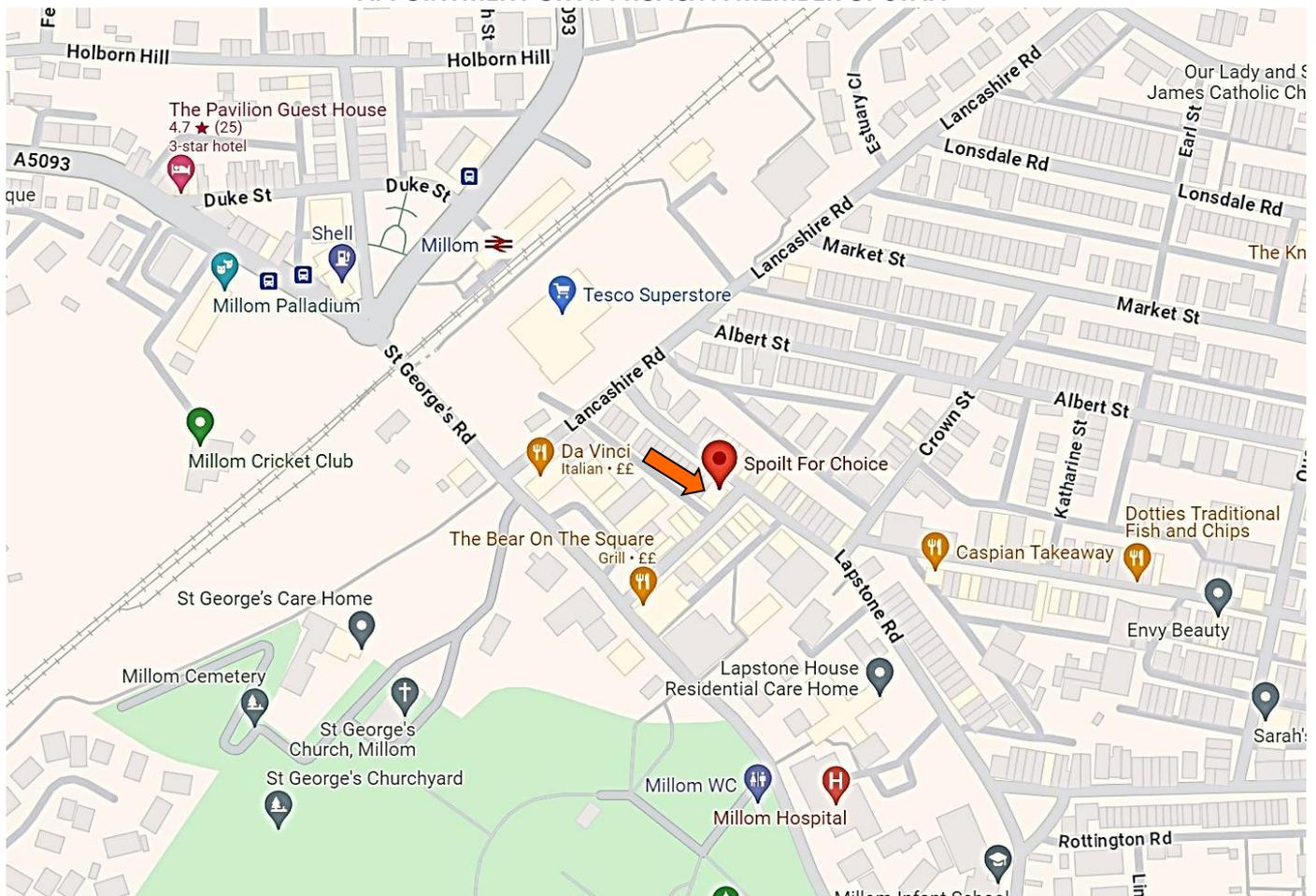
£220,000 (TWO HUNDRED & TWENTY THOUSAND POUNDS)

Plus Stock at Valuation

A LOAN should be available to a suitable Applicant subject to status.

VIEWING By prior Telephone Appointment through the SOLE SELLING AGENTS Saville & Woods Ltd.

PLEASE DO NOT VISIT THESE PREMISES WITHOUT A PRIOR TELEPHONE APPOINTMENT OR APPROACH A MEMBER OF STAFF



Money Laundering Regulations 2003: Prospective Purchasers will be asked to produce identification documentation prior to proceeding with Sales & Lettings. We respectfully ask for your co-operation in order that there will be no delay in agreeing the sale.

**THESE PARTICULARS ARE BELIEVED TO BE CORRECT BUT CAN IN NO WAY BE GUARANTEED
 ALL PROPERTIES ARE OFFERED SUBJECT TO CONTRACT**