

Telephone (0845 241 2531)

[www.horizonbusinessagents.co.uk](http://www.horizonbusinessagents.co.uk)

**FLORISTS**

Reference: VF/2028/SE

**THE BUSINESS:**

This is a well-established Teleflora Florists business that has been trading since 1981, with vast development potential for a younger and eager new owner to build upon a solid base. Perhaps there is no other florist in Ipswich with the level of expertise to receive training from.

**AGENTS  
COMMENTS:**

The business has built an enviable reputation for quality over the years with contracts with local companies. We however understand that as vendors due to impending retirement have not taken advantage of significant potential this business offers. They do not offer wedding services, do not have a website, do not generally advertise and there is also a largely unused garden to the rear of the property.

With the rent-free period for the business, a new owner would be able to pick this bargain business up for just over £5,000.

**LOCATION:**

Situated in a residential area of Ipswich, surrounded by local businesses and residential homes.

**TENURE:**

The vendor is currently trading under a licensed arrangement with the landlord with a passing rent of £4,800 p.a. However a new lease can be established by for a new owner, the length of the lease to be established according to the buyer requirements.

\*\*The landlord informs us that on assignment the new owner would be given one years rent free period.\*\*

**RATES:**

The rateable value of the premises is £3,750. We understand that given small business rent relief the rates payable will be approx £830

**FINANCIAL:**

We understand that the takings for the business are approx. £1,500 per week. The latest accounts for the business ending November 2006 show turnover of £57,893 with a gross profit of 28%. The previous years accounts show an improved turnover figure of £61,981 indicating the soundness of the business and the opportunity therein.

Full accounts will be provided to serious buyers after viewing.

**TRADING HOURS:**

Monday to Saturday 8.00 a.m. to 5.00 p.m.

**STAFF:**

Currently run by the vendors exclusively.

**FINANCE:** Horizon Business Transfer Agents have established strong relationships with local banks and finance consultants, should you wish to obtain finance to purchase this business, please contact **0845 241 2531**

**VIEWING:** Viewing strictly by appointment through Horizon Business Transfer Agents by telephoning **0845 241 2531**

**LEGAL FEES:** Each party to meet their own legal costs. Purchaser to meet the landlord's reasonable costs in establishing the lease.

**GUIDE PRICE:** £9,995 for the goodwill, leasehold interest, and fixtures and fittings plus stock approx £2,000

Particulars are supplied by the Vendor and should be verified, they are in no way guaranteed and do not form any part of a contract. We cannot accept responsibility for any inaccuracy. The information contained within these particulars is provided by the vendor, are believed to be accurate but must not be construed to form part of any contract. If however, you require clarification - or elaboration - regarding any specific element of these particulars you are asked to raise any query before making an offer so that clarification/confirmation can be given. It is not part of Horizons brief to determine the working order or efficiency of equipment included in the sale. Nor are we qualified to comment on the condition of the property other than perhaps its decorative state. Offered subject to contract and still being available.

