



Telephone: 0845 241 2531

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

### **LADIES FASHION BOUTIQUE**

Reference: RC/2037/SE

**THE BUSINESS:** The shop sells mid range fashion and accessories to discerning customers including the labels Arrogant Cat, Lipsy and Unique Boutique. We understand that the business has been established in the town for the since 2005, moving to the present location a year or so later.

**AGENTS COMMENTS:** This is a wonderful opportunity to acquire a fast growing, well established and profitable boutique situated in an up market area. The customers recognize the importance of good customer service.

**LOCATION:** Situated a high street position in this busy and vibrant town of Epping

**PREMISES:** This easily manageable single fronted shop has 35 sq m floor area with a small stockroom, toilet and kitchenette to the rear. It is fitted to a high standard with oak flooring, spot lighting and two dressing rooms.

There is also an alarm and shutters fitted to the front of the shop.

**TENURE:** Leasehold, on an existing 10-year lease ending September 2008. Current rent £12,750 p.a. The lease is automatically renewable at the end of the lease; it is assumed that a new buyer would sign a new lease on transfer.

**RATES:** The rateable value of the premises is £10,250, we understand that the business is eligible for small business relief but this has not been applied for under this scheme the rates payable would be c. £2,500.

**FINANCIAL:** We are informed that the weekly takings average £3,200 at a gross profit of approx 60-65%.

**TRADING HOURS:** Monday – Wednesday 10.00 a.m. to 6.00 p.m.  
Thursday - Saturday 10.00 a.m. to 5.30 p.m.

**STAFF:** Run by the owner with assistance from one part time members of staff with an approx. wages bill of £150 p.w.

**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:** This is a confidential sale; please do not approach any employees or enquire of them any details. 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/assigning the lease.

**GUIDE PRICE:** £26,500 for the goodwill, leasehold interest, and fixtures and fittings plus stock approx £5,000

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.