

Sales Particulars



'Mobility Outlet with 5 bedroom accommodation' Rhondda Cynon Taff Ref MS 404



Price

Business & Property: £239,950 plus sav

Business: A busy, well established Mobility retail outlet selling scooters, wheelchairs, mobility aids, armchairs etc. The business has no local competition being the only outlet in the area. Offering very competition process, the business attracts clients from a wide area.

The business has the benefit of low overheads

The business has the benefit of spacious 5 bedroom accommodation above the shop.

Operated by the vendor and part time staff the business is easily managed.

Location: Located on the high street and the main shopping street of this large valley town..

Financial Details:

Annual Sales: £150,000

Accounts: Will be made available once the business has been viewed.



Member of the Federation of Business Brokers

www.Arrow-Business.co.uk

3 Cross Street Gorseinon Swansea SA4 4BU Tel: 01792 419569

Email: enquiries@arrowproperty.co.uk

M N Archer trading as Arrow Business Sales

Opening Hours:

Monday to Friday 9.30am to 5.00pm
Saturday 10.00am to 5.00pm

Tenure:

Freehold

Rates: (business) £2,300 per year (Domestic) £800 per year

Premises:

The deceptively large property consists, on the ground floor of:

The well stocked sales shop (1,440 sq ft) with double display windows, laminated flooring and a suspended ceiling. Stairs lead up to living accommodation with a fitted kitchen, family bathroom and lounge. Further stairs from the lounge lead up to guest accommodation of two bedrooms, a lounge, kitchen and bathroom.

There is a conservatory area used as a children's play area

There are three good sized bedrooms.

Further stairs lead up to a storeroom with access to the rear road on ground level.

Stairs up from this level lead to a lounge with access to a patio garden area



Viewing: To ensure that your viewing arrangements are trouble free and our client can arrange to have the necessary time to show you around and answer your questions, please telephone this office on **01792 419569** let us know when you would like to visit and we will make the arrangement.

Offers: All offers are for the freehold, goodwill, fixtures and fittings and should be made to this office.

Finance: If you need help or advice please let us know and we will put you in touch with our Finance Department specialising in helping fund purchase of these types of businesses.

Disclaimer: Please Note: The notes contained herein are for the intended general guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any other details are given without responsibility on the part of Arrow Business Sales or their vendor client and any intending purchasers should not rely on them as statements or representatives of facts. All intending purchasers or tenants should satisfy themselves to the correctness of all/any statements contained herein prior to making an offer or otherwise. Arrow Business sales do not make or give any warranty whatsoever in relation to the businesses and/or the property described herein.



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