

Sales Particulars



'Residential Letting Agents and Estate Agents'

Confidential Sale - South Wales Ref MS 412



Price
Business & Property: £265,000

Business: A very well established and well presented limited business operating as an Estate and Letting Agents. Presently, the majority of the work is on the letting side with the sales building up as the recession lifts. Most of the properties are let out on a fully managed basis.

The business is operated from a modern office which is virtually freehold with just a peppercorn ground rent

The business is ideally suited to continue to grow as the residential area around the business continues to develop.

Virtually staff run, with two full time and one part time staff the business is easily managed.

Location: The business is located in a very popular residential area that has seen huge development in recent years and continues to do so. The area has a large buy to let market, ideal for a letting agency.

Financial Details:

Annual Sales: £107,250

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

Opening Hours:

Monday to Friday 9.30am to 5.30pm
Sunday 10.00am to 2.00pm

Premises:

The business is operated from a lock-up ground floor premises with front double display windows. Office space consists of a reception area, three desk/workstations with a further desk in an inner office.

To the rear of the office is a rear access door, kitchen, storeroom and staff toilet. There are parking spaces for two vehicles to the rear of the property. The business is equipped with 4 computers (with specialist software), 2 networked printers, two telephone lines and broadband connection.

The business has a bespoke website.

Tenure:

Property Owned Land on Peppercorn Very Long Lease

Rates: £TBA per year



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www.Arrow-Business.co.uk

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Email: enquiries@arrowproperty.co.uk

M N Archer trading as Arrow Business Sales

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 long leasehold, 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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