

HUMMERSTONE & HAWKINS

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DRY CLEANING BUSINESS FOR SALE



Established dry cleaners in Welling is offered for sale.

Advised average weekly sales of approximately £1,500 per week.

Main road position / nearby customer parking.

Property includes a staff parking space at the rear.

We understand that fixture & fittings are owned outright.

Available on new lease terms / commencing rental £18,000pa.

Welling Dry Cleaners

121 Bellegrove Road

Welling, DA16 3QS

Tenure: Leasehold

Asking Price: £40,000

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

The subject property fronts onto Bellegrove Road (A207) in an established retail area opposite a Tesco's Express and next to a Shell Petrol Station. Bellegrove Road connects to Welling High Street and Shooters Hill and is a busy local thoroughfare and main bus route.

Bellegrove Road and Welling High Street form one of the longest shopping streets in south east London which helps the premises enjoy high volumes of passing trade throughout the day. There are parking restrictions along Bellegrove Road with metered parking available or free parking in nearby side roads.

Welling has its own mainline railway station which is within a short walk of this property and offers a frequent service into London Victoria & Cannon Street of between 33 & 44 minutes.

THE PROPERTY:

A ground floor lock up premises within a mid-terraced 3 storey building. A glazed frontage incorporating a single entrance door under a signage leads into the front shop area with incorporates a counter position. A door leads through to a larger area where there is the majority of equipment plus hanging rails. At the rear is access to a lobby where there are doors to a toilet plus a covered store area. A door leads out to the rear where there is a parking area which we have been advised includes one space for the ground floor tenant.

APPROXIMATE MEASUREMENTS:

Front shop area: 18.556sq m. / 200sq ft.

Rear store area: 31.008sq m / 334sq ft.

Lobby: 1.845sq m / 20sq ft.

Covered store: 6.579sq m / 71sq ft.

APPROXIMATE MEASUREMENTS:

Welling Dry Cleaners has been established on Bellegrove Road for C. 30 years.

The business is run as a traditional dry cleaners offering dry cleaning, repairs and alterations, laundry and pressing.

The business benefits from regular trade from repeat customers as well as people living and working in the area.

Welling Dry Cleaners is open 6 days a week from 7.30am through to 18.00pm with Wednesday being a half day.

The business is operated by one working owner who is assisted in the day to day running by his wife.

We understand that fixture and fittings are owned.

TRADING INFORMATION:

At the time of our inspection we were able to discuss with the owners the trading information. We were advised that average weekly sales are in the region of £1,500. Interested parties are recommended to confirm these figures with the tenants when viewing.

ASKING PRICE & RENT:

The premium for the business, goodwill and fixture & fittings is £40,000.

The commencing rental is £18,000 per annum.

TERMS:

The premises are available by way of a new FR&I lease upon terms to be agreed,

A minimum rental deposit of 3 months will be required.

EPC:

The premises has an EPC rating of C.

RATES:

We understand from the VOA (Valuation Office Agency) website that the premises has a rateable value of £8,900 per annum. We would still advise all interested parties to make their own relevant enquiries with Bexley Council and to confirm if the property qualifies for small business rate relief.

LEGAL FEES:

Each party are to be responsible for their own legal costs

VIEWING ARRANGEMENTS:

No direct approach may be made to the property. For an appointment to view, please contact the agent. [Hummerstone & Hawkins T: 0208 303 1061](tel:02083031061)

Please note that property particulars are prepared as a general guide to the property for the convenience of a prospective purchaser or tenant and are intended for people who are familiar with commercial transactions. If you are not sure that you fit this description you should take the relevant independent advice before proceeding further. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and are made without responsibility on the part of Hummerstone & Hawkins Ltd or the client. They do not obviate the need to make appropriate searches, enquiries and inspections. Statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy themselves as to the correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation. Hummerstone & Hawkins Ltd have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are approximate and should be verified by an acquirer.