

THE WHOLE of the above is offered on a New 5 Year Lease at a rental of £7,500 P.A. Full Repairing & Insuring Terms.

THE PRICE for the VALUABLE LEASE, BUSINESS, FIXTURES & FITTINGS is the sum of:

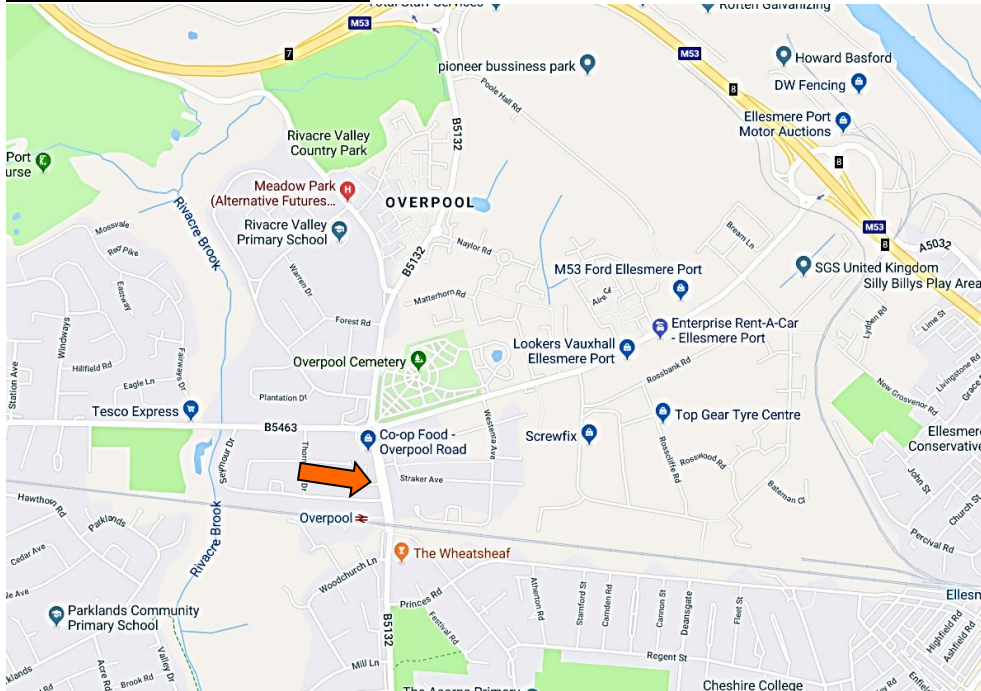
£40,000 (FORTY THOUSAND POUNDS)

Plus Stock approximately £20,000

A LOAN should be available to a suitable Applicant subject to Status.

VIEWING By prior Telephone Appointment ONLY through the SOLE SELLING AGENTS Saville & Woods Ltd.

PLEASE DO NOT VISIT THESE PREMISES WITHOUT A PRIOR TELEPHONE APPOINTMENT OR APPROACH A MEMBER OF STAFF.



Money Laundering Regulations 2003: Prospective Purchasers will be asked to produce identification documentation prior to proceeding with Sales & Lettings. We respectfully ask for your co-operation in order that there will be no delay in agreeing the sale.

**THESE PARTICULARS ARE BELIEVED TO BE CORRECT BUT CAN IN NO WAY BE GUARANTEED
ALL PROPERTIES ARE OFFERED SUBJECT TO CONTRACT**

**Saville
& Woods**
Limited

Business Transfer Agents
Specialist Valuers, Property Sales & Lettings

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**FASHION BOUTIQUE - WOMENS CLOTHING, SHOES, HANDBAGS,
JEWELLERY, & ACCESSORIES.**

**THE ASSETS OF THE LIMITED COMPANIES EXCHANGE
BOUTIQUE LTD & XBOU LTD.**

22 OVERPOOL ROAD

ELLESMERE PORT

SOUTH WIRRAL

CH66 1JN



Registered Office: Gresham House, 5-7 St Pauls Street, Leeds, LS21 2JG VAT reg. no: 166111096 Company reg. no: 1209003 england

FOLIO: 65639

An opportunity to purchase a profitable Business carried on from a most attractive Shop Property, which occupies a Bold Main Road Trading Position in the centre of this busy Parade location in South Wirral, close to Ellesmere Port. The Property, which has been well-maintained and presented by the current Business Owners, is offered on Lease and in addition to the Ground Floor Shop there is a Good Sized First Floor Area currently used for Product Presentation and Storage. The Property is situated in a prominent parade Trading Position in Overpool which has numerous Shops, Post Office etc. and is surrounded by a very well-populated Residential Area. This is a popular and convenient location situated within minutes' drive from Junction 8 of the M53 Motorway, easy walking Distance of Overpool Station and enjoys frequent local bus services. The Parade enjoys free on-street Parking with recessed Parking Bays to front, together with a Car Park to Rear providing 2 Parking Spaces for owner/staff members use and has undergone a thorough transformation under the direction of the current Owner. Briefly the property includes the spacious Ground Floor Shop with Double Glazed Shop Front, Rear Kitchen, Separate W.C. whilst to the first floor there is a Storage Area, Office and area that the current owner uses for video and photographic product presentation. This is a fine, modern retail Business and we strongly encourage interested parties to carry out their own interior inspection.

Full details are as follows:-

SALES SHOP 34'6 X 15' Maximum with Double Glazed Shop Front, Window Display Fittings and 4 Mannequins, 6 Window Spot Lights. Glazed Display Cabinet, Further Display Cabinet with Plate Glass Shelving, 2 Glazed Display Counters with Triangular Glazed End Display, Behind Counter Display Shelving Units, 'Casio SE 3000 Till', 'Chillmax' Air Cooling Unit, Interior Wall Boarding with Extensive Chrome & Plate Glass Shelving Units, Carpet Floor Covering, 6 Strip Lights, Display Cabinet for Candles with Adjustable Shelving & Cupboards Beneath, Wall Display Cabinet for Candles, Lockable Jewellery Display Cabinet with illumination, 2 Further Glazed Display Cabinets. Curtained Changing Room Area with 3 Mirrors, Panel Electric Radiator, Two Tier Hanging Rail, Central Gondola Fitment of 2 Double Hanging Rails & 2 Single Rails, 3 Further Hanging Rails, 9 Compartment Display Unit, 1 X 4 Compartment Display Unit, 1 X 8 Tier Timber Square Display Unit, 1 Double Door, Glazed Display Cupboard, Numerous additional Display Mannequins, Understairs Store Cupboard.



REAR KITCHEN with Single Drainer Stainless Steel Sink Unit having Under Cupboard & Cupboards Over, Small Refrigerator, Timber Shelving, Strip Light, Vinyl Floor Covering, 18 Compartment Storage Unit. **SEPARATE W.C.** with Vinyl Floor Covering. Door to Rear Parking Area. **Single Flight Staircase** Leads to:- **FIRST FLOOR** 24' X 15'3 with Laminate Flooring, 2 Photo Light Stands, 'Rowenta' 1500w Steamer, Chrome Display Units with Hanging Rails, Double Hanging Rail, Single Hanging Rail, 3 X 2 Tier Hanging Rails, 3 Strip Lights, Semi-Circular Kneehole Desk, Chair, 'Lenovo' Computer, Printer & Electronic Scales, Double Glazed Windows to Front. **FRONT ROOM** 7'4 X 9' with Double Glazed Windows, Laminate Flooring, Table & Sundry Fittings. **SEPARATE W.C.** with Corner Wash Basin, Tiled Floor, Water Heater. Numerous Oil Filled Radiators.

OUTSIDE 2 Parking Spaces to Rear.

THE TURNOVER of the Business averages £93,000+ Per Annum at an average Gross Profit of approximately 48.26%

THE CURRENT TRADING HOURS are;
Tues, Thurs, Friday 10.00 a.m. - 4.30 p.m.
Wednesday & Saturday 10.00 a.m. - 3.30 p.m.
CLOSED Sunday & Monday



THE BUSINESS has been in the same hands since 2015 and has been capably managed by the Owner together with 1 Part-Time Assistant. This most attractive Business is now offered for sale to allow the Owner to expand other Interests, thus presenting a rare and exciting opportunity to acquire a Profitable well-established Business, carried on from very well-presented premises. The Business is currently operated by way of two limited companies with both on-line and shop retail sales.