

BUSINESS FOR SALE WITH LEASEHOLD PREMISES

The Card Collection
Unit 8 Packhorse Court
Keswick
CA12 5JB

Edwin
Thompson



- Independent specialist greetings card shop
- Established 30+ years
- Leasehold premises
- Close to town centre and car parks
- Fully trading business with excellent turnover and profit
- £65,000 in-going includes all tenant's fixtures and fittings

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Rental - £11,000 per annum
Guide Price - £65,000

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BUSINESS DESCRIPTION

Established 30+ years ago, with just four owners over that period, the business is Keswick's only independent specialist greetings card shop. Stock includes a wide range of traditional and contemporary greetings cards, local view cards, art cards, postcards, and souvenirs, as well as partyware, gifts and gift wrap.

The present owner, who now wishes to retire, has successfully run the business for the last 8 years, introducing new gift ranges (such as Murano-glass jewellery), and developing others, including the stylish Gor-juss products (wallets, purses, pens, notebooks, etc), and the popular Me-to-you teddies (for which the shop remains the area's sole stockist). The business is also the only local supplier of helium balloons, taking regular orders for special occasions, including weddings, with a personal delivery service. Please see <http://www.cardcollection.co.uk/> for further information.

Accounts will usually be made available after viewing.

PRICE

The business, including a new lease direct from the landlord and the fixtures and fittings, plus website etc of this successful town centre business, is offered at £65,000. Stock will be sold at valuation.

LOCATION

Packhorse Court is a specialist retail mews between Main Street and Bell Close car park in central Keswick. Keswick is the principal town of the Northern Lake District National Park, located on the shores of Derwentwater, and offers something for everyone. Its outstanding location and excellent facilities support its claim to be the 'Outdoor capital of the UK', and it is already one of the most visited towns in Britain: other attractions include the much loved 'Theatre by the Lake' and traditional cinema (the 'Alhambra'), and the twice-weekly markets. In 2020, Keswick was named HomeAway's most family-friendly UK rural destination. Business is further supplemented by well established events such as the Film Festival (February), 'Words by the Water' (March) the Jazz, Beer, and Mountain festivals and the 'Keswick Convention' (over the summer).



LEASEHOLD PROPERTY

The property is all at ground floor level and will be available on a new lease, for a term to be agreed, at a rent of £2,750 + VAT, payable quarterly in advance. In addition, there is a quarterly service charge - currently £374.74 + VAT.

ACCOMMODATION

The attractive shop is entirely accessible at street level, with a small rear cloakroom/toilet and separate office/stockroom. The shop area is fitted out and presented to a good standard with a false ceiling incorporating diffused strip lighting, card display units lining the walls (incorporating storage drawers), and additional stand-alone rotary display stands.

SERVICES

Mains water, drainage and electricity are connected.

RATING ASSESSMENT

The property is assessed to have a rateable value of £5,900 in the 2017 Rating List. Relief from rates liability is currently granted.

EPC

Band C65

VAT

VAT is payable on the rent and service charge.

VIEWING ARRANGEMENTS

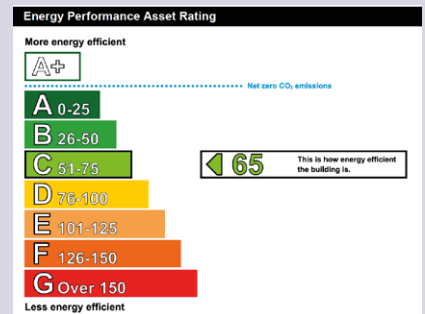
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