



Number 10

Highfield Road, Horbury, Wakefield WF4 5LX

PROPERTY FEATURES

- Long established and successful ladies fashion boutique
- Sale to include business, assets, stock and goodwill
- Substantial well maintained freehold retail premises
- Spacious accommodation above with potential to further adapt
- Genuine reason for sale
- Loyal customer base with high levels of repeat business
- Prominent high street position within affluent area
- First class reputation for quality and service
- Recently installed boiler and UPVC double glazing
- Sale of freehold property only also considered



01924 200101



Offers Around £425,000



NUMBER 10

Now offered for sale is this long established and successful ladies fashion boutique to include the substantial and well maintained freehold retail premises with spacious accommodation above, together with the business, all assets, stock, fixtures, fittings and goodwill. The successful and profitable business is only being offered for sale due to other family commitments and offers an excellent opportunity for any prospective purchaser searching for a well established retail business generating strong profits and operating within fantastic freehold premises.

LOCATION

Number 10 is located on Highfield Road at the intersection with Co-Operative Street within vibrant and affluent Horbury. This highly regarded large village on the outskirts of Wakefield is home to a diverse selection of unique, independent shops, bars and restaurants many of which are owned and managed by local families. The premises are easily accessible with excellent access to the M1 and M62 motorway networks and 3 miles from Wakefield Westgate Railway Station on the East Coast Main Line.

TENURE

Freehold.



BUSINESS DETAILS

Established over 40 years, Number 10 is a successful and profitable ladies fashion boutique retailing in both classic and contemporary clothing and accessories, with an extensive collection of hand-picked designer labels. The professional and friendly staff strive to provide a relaxed shopping experience for young women and ladies alike. This independent business achieves a regular turnover in excess of £275K, with a loyal customer base and high levels of repeat business. Copies of accounts, current trading figures and stock valuation will be made available on application to interested parties.

PROPERTY DETAILS

The substantial mixed use premises comprise well maintained and attractively presented accommodation over 3 floors plus basement cellar with an overall net internal floor area of approximately 2250 sq ft (209 m2). The ground floor retail area is subdivided into 4 main showrooms and has been recently extended to the rear to add a high quality kitchen and WC. On the first floor there is a kitchen/dining room, living room, bathroom and 2 double bedrooms which are currently utilised as additional retail space. On the second floor there are 2 store rooms which could easily be adapted to form 2 further bedrooms. Externally, there is an enclosed yard area to the rear and a low maintenance garden area enclosed within wrought iron railings to the front. There is ample on street parking immediately outside the property for staff and customers and a permit parking system in operation for residents during an evening and overnight. The premises have been routinely upgraded and maintained and benefit from UPVC double glazing and an energy efficient Viessmann gas combi-boiler which have only recently been installed. Please refer to the floor plans for approximate room dimensions and indicative room layouts. Also please note that the vendor would consider sale of the freehold premises separately to the business on a vacant possession basis.

USE CLASSIFICATION

A1 (retail) use classification.



VAT

We are advised that the sale is not subject to VAT.

RATEABLE VALUE

The rateable value, effective from 1st April 2017, is £5,900.

This is not the amount you will pay but the value used to calculate the annual business rates. The premises are currently eligible to claim small business rate relief.

COUNCIL TAX BAND

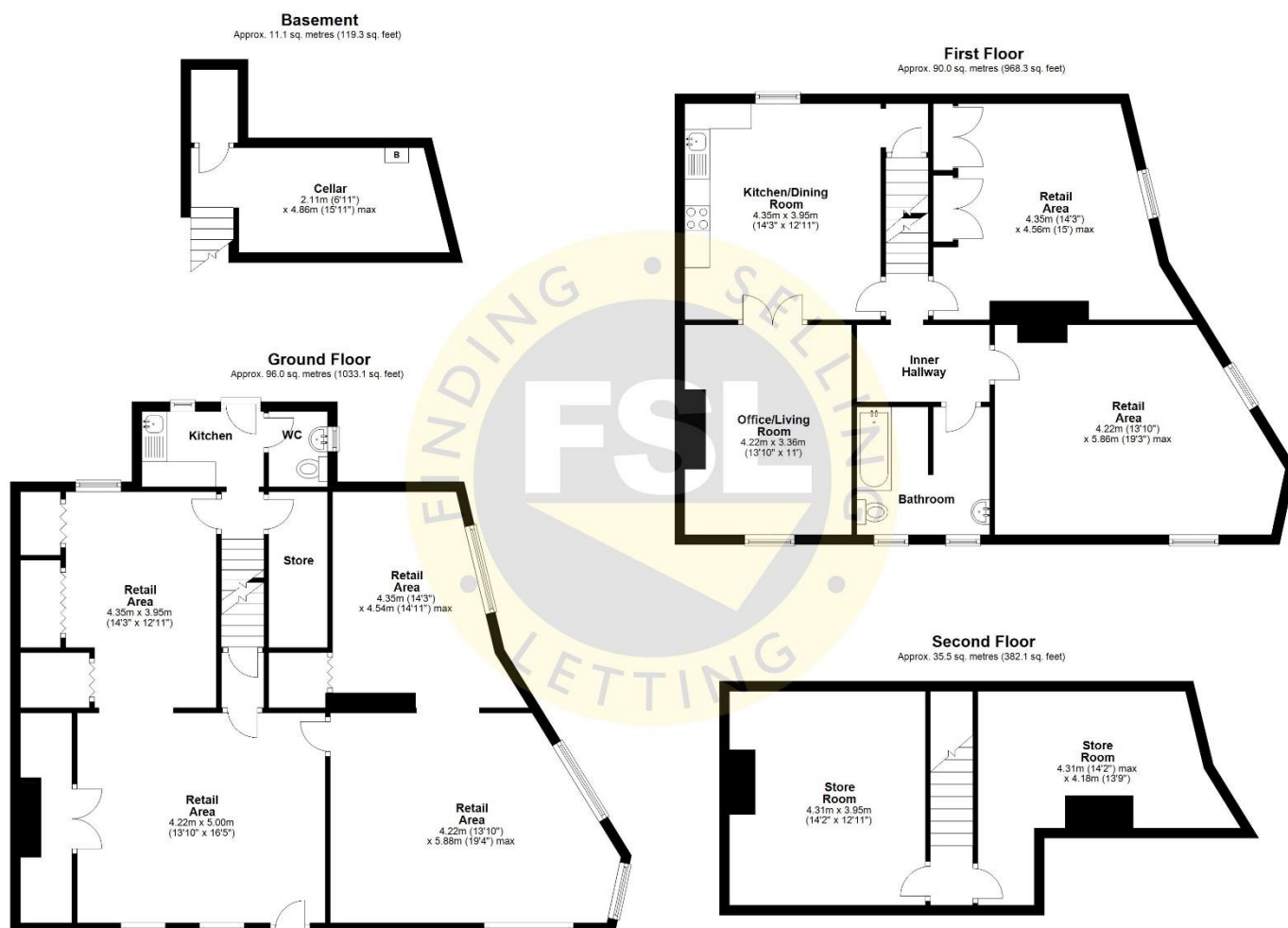
The residential element of the property is registered for council tax as band A.

VIEWINGS

For further information and to arrange a viewing contact our friendly team on 01924 200101. Please note that viewings are strictly by prior appointment.

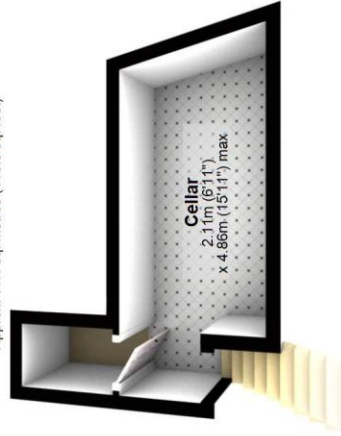
IMPORTANT INFORMATION

These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty.

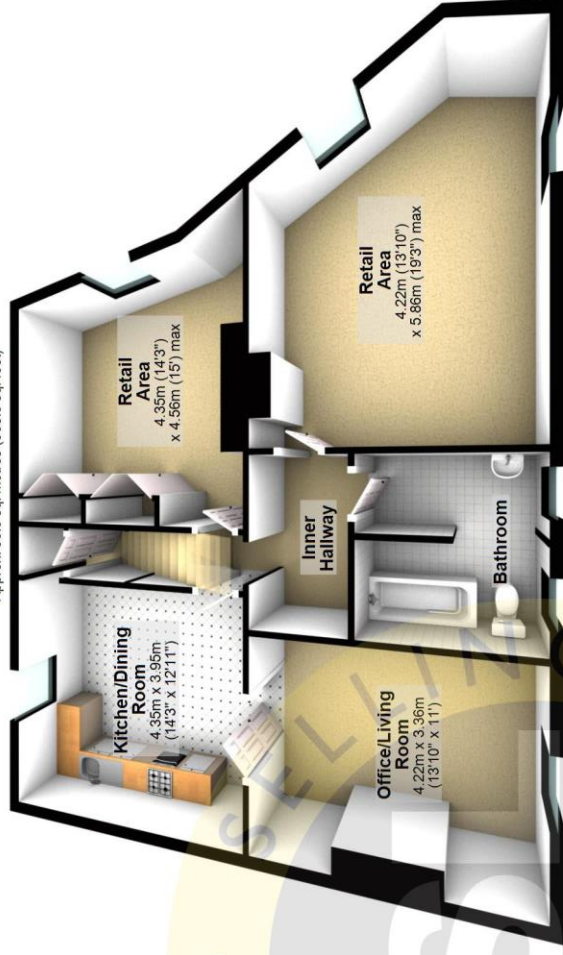


10 Highfield Road, Horbury

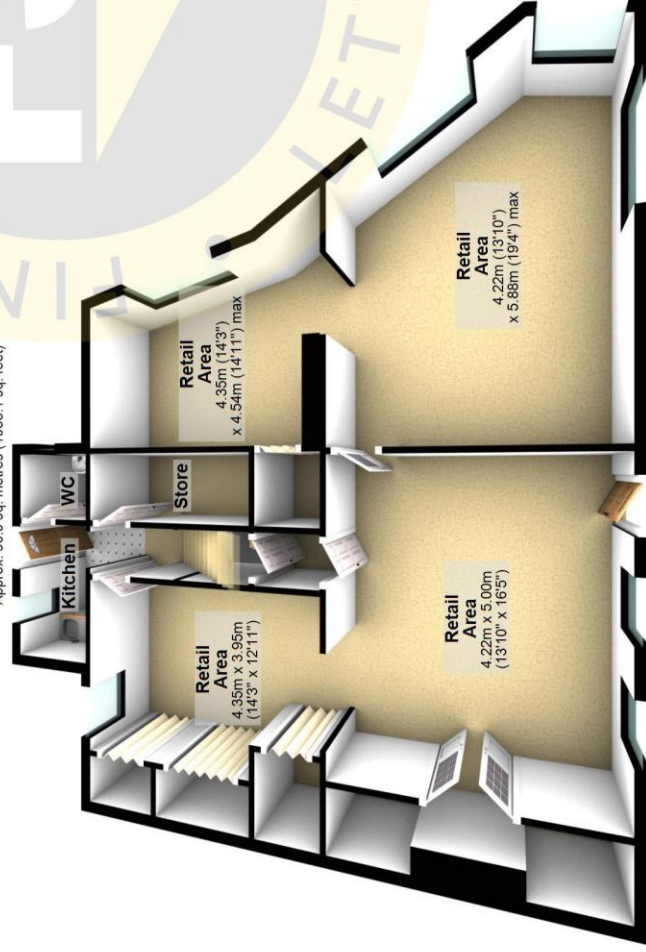
Basement
Approx. 11.1 sq. metres (119.3 sq. feet)



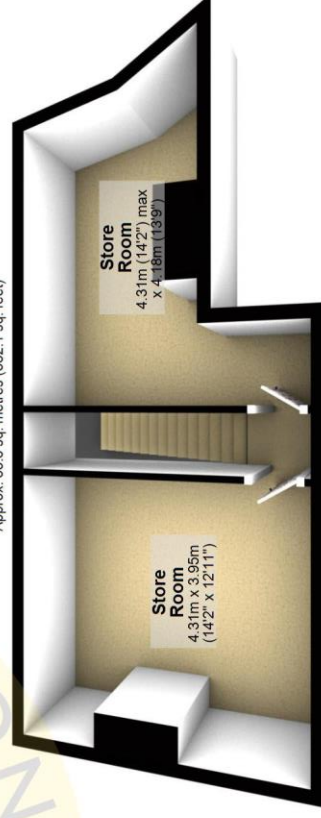
First Floor
Approx. 90.0 sq. metres (968.3 sq. feet)



Ground Floor
Approx. 96.0 sq. metres (1033.1 sq. feet)



Second Floor
Approx. 35.5 sq. metres (382.1 sq. feet)





For further information and
to arrange a viewing contact
FSL Estate Agents

Telephone **01924 200101**



SCAN HERE

Scan the QR Code
with your smart phone
to view this property
and further details on
our website
www.fslestateagents.com



See all our properties at

 **OnTheMarket.com**

Zoopla.co.uk

 **rightmove**

PRSP Property
Redress
Scheme



FSL Estate Agents Ltd, 8 Lakeside, Calder Island Way, Wakefield, WF2 7AW

Tel / Fax: 01924 200101 Web: www.fslestateagents.com E-mail: enquiries@fslea.com

FSL Estate Agents wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only. Any floor plan or map is for illustrative purposes only. FSL Estate Agents, for themselves and for the vendors or lessors of this property whose agent they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of FSL Estate Agents has any authority to make or give representation of warranty in relation to this property.