



## Alan Haile Funeral Services

5 James Street, Seahouses, Northumberland NE68 7XZ

- Freehold Funeral Service Business
- Turnover circa £250,000 per annum
- Detached Property 144.95 sq. m. (1,560.2 sq. ft.)
- Ideal Bolt-on Opportunity for Complementary Service Providers
- Long Established with Exceptional Reputation
- Town Centre Position
- Two Mercedes & One Ford Vehicle

**Price: £350,000 Freehold**

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## Location

The business is located on James Street just off (B1340) King Street the main road into the heart of Seahouses. Seahouses is a large village on the North Northumbrian Coast an area of outstanding natural beauty, and is approximately 12 miles north of Alnwick. Seahouses also has a working fishing port which also serves the tourist trade in the embarkment point for visits to the Farne Islands.

## Business Description

We are delighted to offer to the market Alan Haile Funeral services a very well established and highly regarded business currently specialising in the provision of a professional and individually tailored burial and cremation funeral arrangements, with a personal and sympathetic 24-hour on-call system in operation.

The business provides its services throughout a wide surrounding area prominently in Northumberland, with a truly impressive and still-rising bank of pre-paid future Golden Charter arrangement plans.

The business would be ideal for a similar sized or larger allied enterprise looking to increase its existing share of the professional funeral arrangements solutions services market by the acquisition of a dynamic and extremely well located additional independent operator with a respected local name and an impressive client database, we would unreservedly recommend a viewing.

## Property

The property comprises a single storey brick-built premises under a pitched tiled roof.

Internally the property being 144.95 sq. m. (1,560.2 sq. ft.) consists four offices, chapel of rest, family room, store area and disabled W.C facilities.

The property also benefits from a large secure garage with internal access providing parking for the hearse and limousine.

The business comes fully equipped including one body fridge with storage for three, one electric lift, stretchers, trolleys, coffins, coffin furnishings and all other stock associated with the business.

## External

There is space for ample parking at the front of the property with large enclosed rear yard.

## Staff

The business is owner operated with the assistance of 5 casual workers.

## Turnover

Circa £250,000 per annum

## Vehicles

Mercedes Black Limousine  
Mercedes Black Hearse  
Ford Galaxy Black

## Website

[www.alandhailefuneralservices.com](http://www.alandhailefuneralservices.com)

## Tenure

Freehold

## Price

£350,000

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2023 Rating List entry is Rateable Value £4,800

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

## Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

**Ref: H237 (version 2)**

**Prepared 24<sup>th</sup> August 2023**

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