

**NEWSAGENCY/ OFF LICENCE BUSINESS
FOR SALE**



262 DEANE CHURCH LANE, BOLTON, BL3 4EW.

Located in a densely populated residential on a busy main road position between Wigan Rd and St Helens Rd, we are pleased to offer this long established Newsagency/Off Licence for sale due to the owners planned retirement.

Having been in the same family ownership for over 15 years we consider tremendous scope exists for enterprising new owner to increase sales further by extending the sales shop allowing extra stock lines etc. The property also has three bedroomed family accommodation above.

Viewing recommended although strictly by appointment – no direct contact with the vendors please without an appointment.

Turnover:

Sales as per accounts for year end 30 th June 2011	£227,134
Gross Profit	£62,777

(** Please note it is the responsibility of interested parties to satisfy themselves of the actual turnover. Accounts will be provided only to people who have viewed the business**)

The accommodation briefly comprises:

Double fronted sales shop: 16'11 x 12'3 with suspended ceiling, tiled floor and CCTV system.

Lounge: 12'11 x 14'0 with feature electric fire surround

Kitchen: 11'4 x 7'10 fitted base and wall units and access to yard area with roller shutter door.

First Floor: Landing leading to:

Bathroom: 6'5 x 5'11 with 3 pce suite and overbath shower.

Bedroom 1: 9'11 x 13'2

Bedroom 2: 5'11 x 11'5

Bedroom 3: 6'8 x 8'10 (max)

Business Rates: Rateable value as per the 2010 valuation is £2450 (VOA website)

Purchase Price: Reduced from £159,995 + SAV to offers in the region of £139,995 + SAV for property, goodwill and fixtures and fittings.

VIEWING ARRANGEMENTS: Strictly by appointment with selling / letting agents Brookes Commercial on 01204 525623.