

P R GIBBS & CO

CHARTERED SURVEYORS



PROPERTY CONSULTANTS

Business For Sale

'Here to Please You'

General Store and Off Licence

338

Manchester Road

Westhoughton, Bolton BL5 3JT



£150,000 + SAV

DESCRIPTION

The business is located in leasehold premises that have been fitted out to a good standard. The shop benefits from a forecourt that provides customer parking. This is a busy general store providing a community amenity. Gross Turnover to Year End 31/08/09 is £534,020, with a gross profit of £96,391. (Source of information is an accounts extract provided by the owner)

LOCATION

The property is located on a busy arterial route being the A6 Manchester Road close to its junction with the A58 Bolton Road. The property is situated amongst substantial residential and commercial developments.

ACCOMODATION

Retail Area Ground Floor Shop 73.20 sq m (788sq ft). Upstairs is minimal residential accommodation and office space.

TENURE

Leasehold

SERVICES

The property is connected to the usual mains services

PROPOSITION

Our clients are seeking £150,000 for Goodwill plus Stock at Valuation.

LEGAL COSTS

Each party to pay their own costs.

V.A.T

Unless otherwise stated all figures are exclusive of Value Added Tax, any prospective purchasers should satisfy themselves of any liability to pay VAT on any transaction.

VIEWING

By arrangement with: -

P R GIBBS & CO

Telephone: 01942 844100

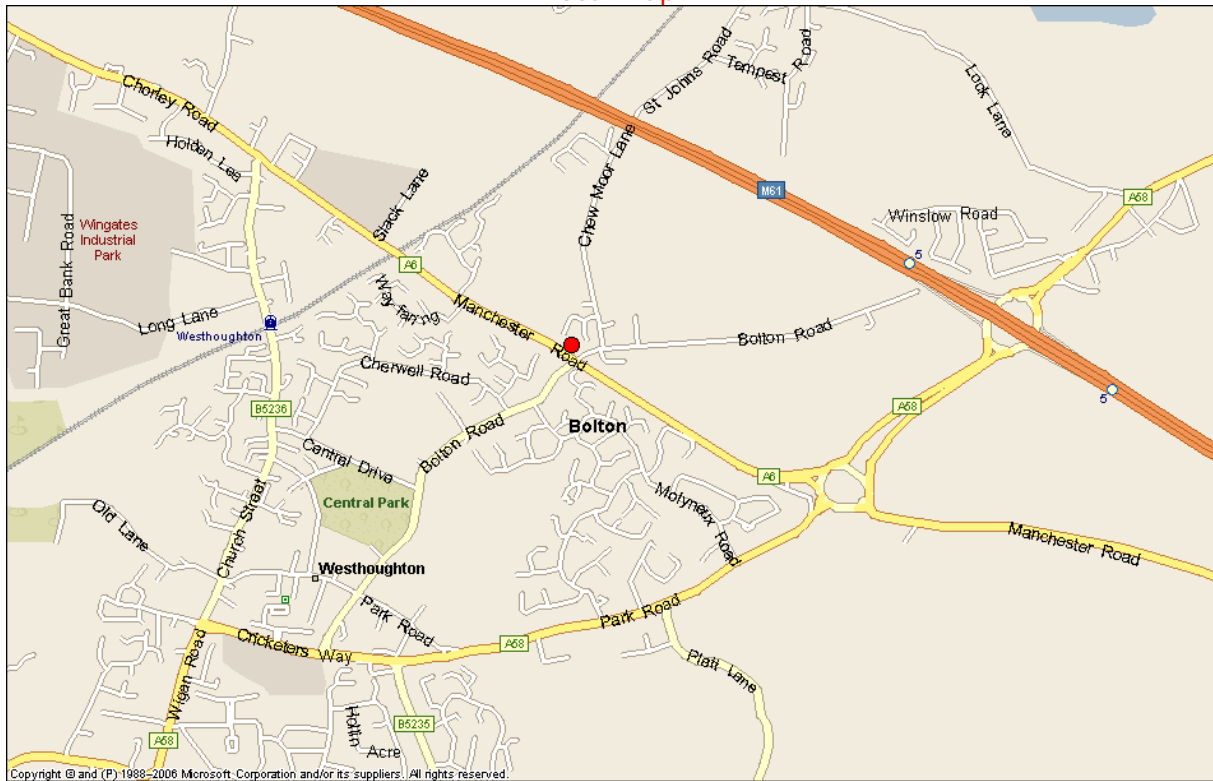
e-mail: info@prgibbs.co.uk

DISCLAIMER

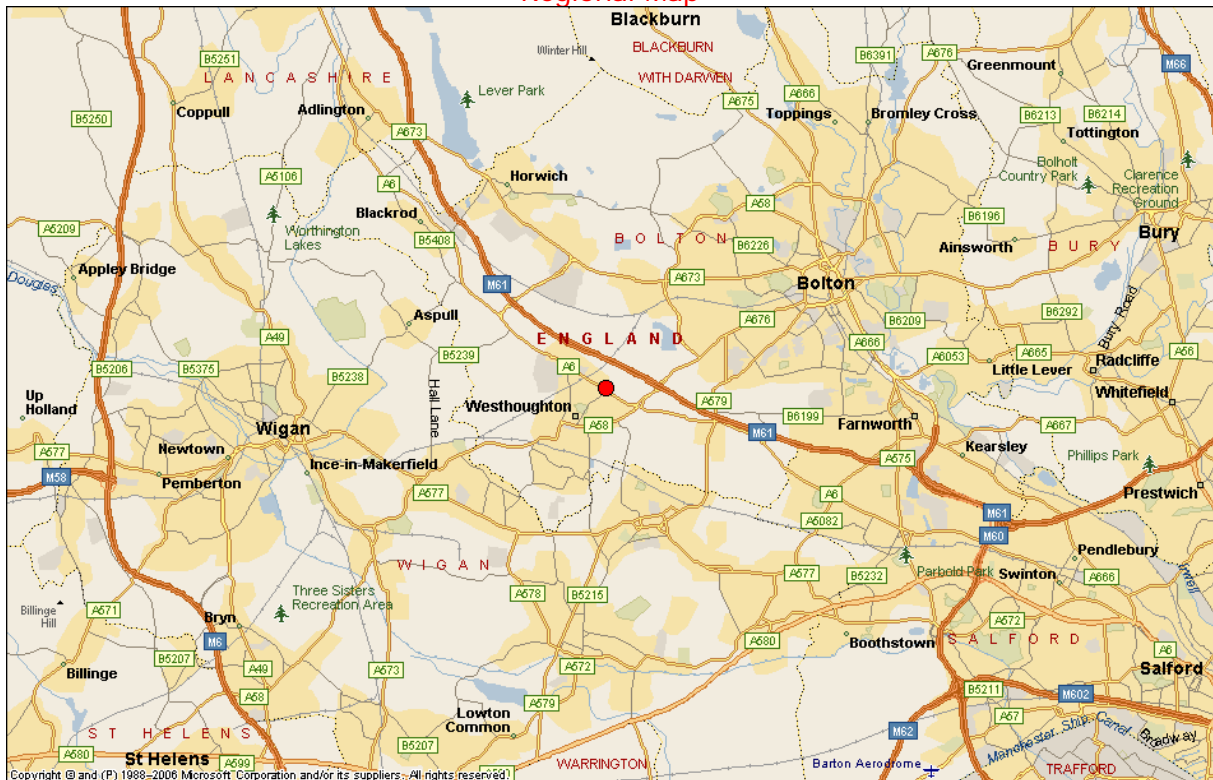
P R Gibbs & Co for themselves, their joint agents (if any) and for the vendors or lessors of this property whose agents they are, give notice that:-

- a. Whilst we endeavour to make our sales and letting details accurate and reliable, the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract;
- b. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact;
- c. We would strongly recommend that all the information which we provide about the property is verified by yourselves on inspection and also by your legal advisor, especially where statements have been made by us to the effect that the information provided has not been verified;
- d. No person in the employment of P R Gibbs & Co has any authority to make or give any representation or warranty whatever in relation to this property.

Local Map



Regional Map



These particulars were updated on 5th August, 2010.