

P R GIBBS & CO

CHARTERED SURVEYORS



PROPERTY CONSULTANTS

ESTABLISHED BUSINESS FOR SALE INCLUDING FREEHOLD PROPERTY

RAINBOW SCHOOL WEAR, 50 CHURCH ST,
WESTHOUGHTON, BOLTON, BL5 3RS



**PROPERTY SALE PRICE WITH
BUSINESS: £160,000
PLUS STOCK AT VALUATION**

LOCATION

This established business is situated in a prominent position on Church Street adjacent to the town centre of Westhoughton. Church Street links Market Street, which is the town's main shopping street, with the A6 and the M61. The area is an established residential area with schools located close by.

DESCRIPTION

Trading as Rainbow Schoolwear the building is a two storey traditionally constructed shop with brick built elevations and slate covered pitched roof. There is a good sized yard to the rear.

The ground floor provides a retail area and fitting room to the front with a workshop and a kitchen to the rear. The first floor currently provides two storage rooms plus staff toilets.

THE BUSINESS

This is an established business with current average monthly takings of some £6,297 with the prime activity being the sale of school uniforms, other school wear and clothing repair and alterations.

There is scope to increase sales by increased opening times.

ACCOMMODATION

The premises are arranged over ground and first floors providing the following approximate dimensions and areas.

Unit	m ²	ft ²
Ground Floor Retail with Fitting Room	19.10	206
Ground Floor Workshop	15.70	169
Kitchen	8.10	87
First Floor Store Room	17.80	192
First Floor Store Room	8.20	30
Staff Toilets		

BUSINESS RATES

It is understood, but interested parties should make their own enquiries that the premises are assessed as follows for rates;

Rateable Value 2010	£3,400
UBR (2010/2011)	40.7p
Rates Payable (2010/11)	£1,383.80

*It is understood that the property benefits from small business rates relief that may reduce the rates payable for 2010/11. Interested parties should make their own enquiries to confirm the exact position.

SERVICES

The property is connected to all mains services.

TENURE

We understand the property to be held freehold and free of rent, however, interested parties should satisfy themselves of tenure.

PROPOSITION

Our client is seeking to sell the property together with the business goodwill and trade fixtures and fittings for a consideration of £160,000 plus stock at valuation.

LEGAL COSTS

Each party is to pay their own legal costs.

FURTHER INFORMATION / VIEWINGS

For further information please contact us on the number below. Viewings are strictly by appointment with P R Gibbs & Co by telephoning Phil Gibbs or Keith Shatwell on 01942 844100 or email info@prgibbs.co.uk. We are open from 9am to 5pm Monday to Friday.

DISCLAIMER

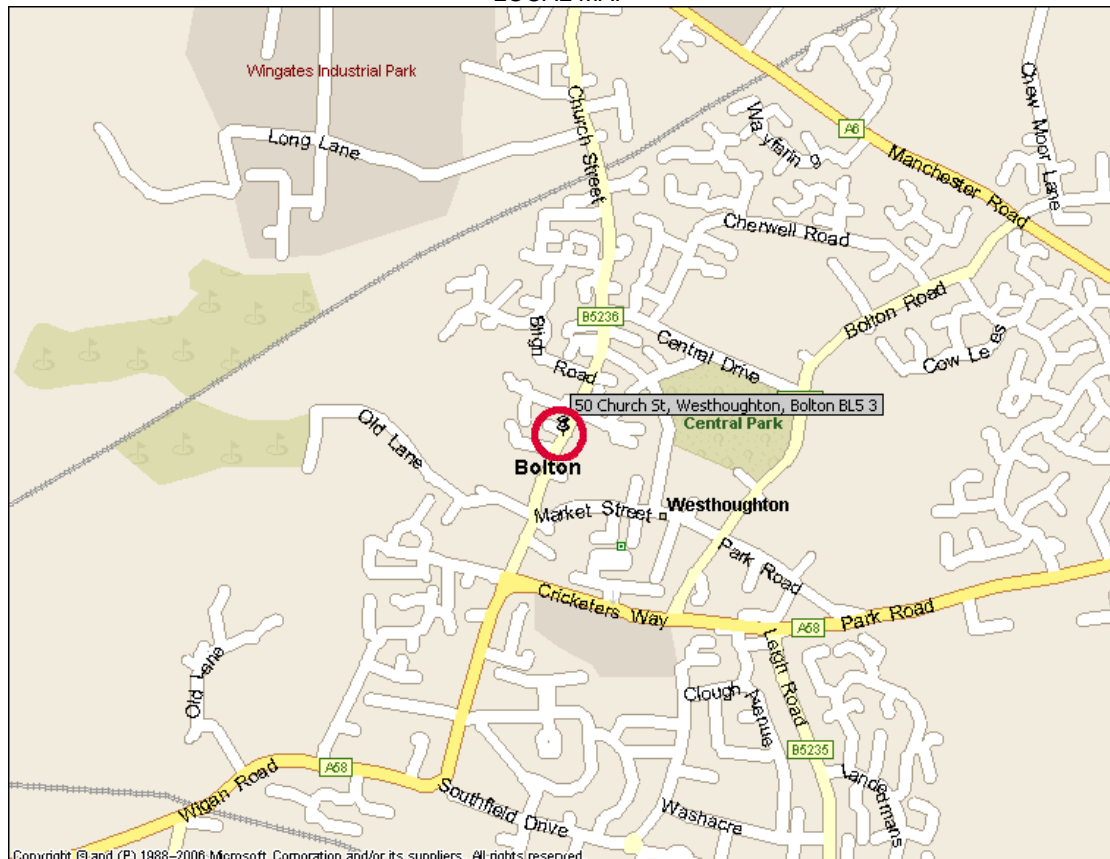
IMPORTANT – Property Misdescription and or Misrepresentation

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: -

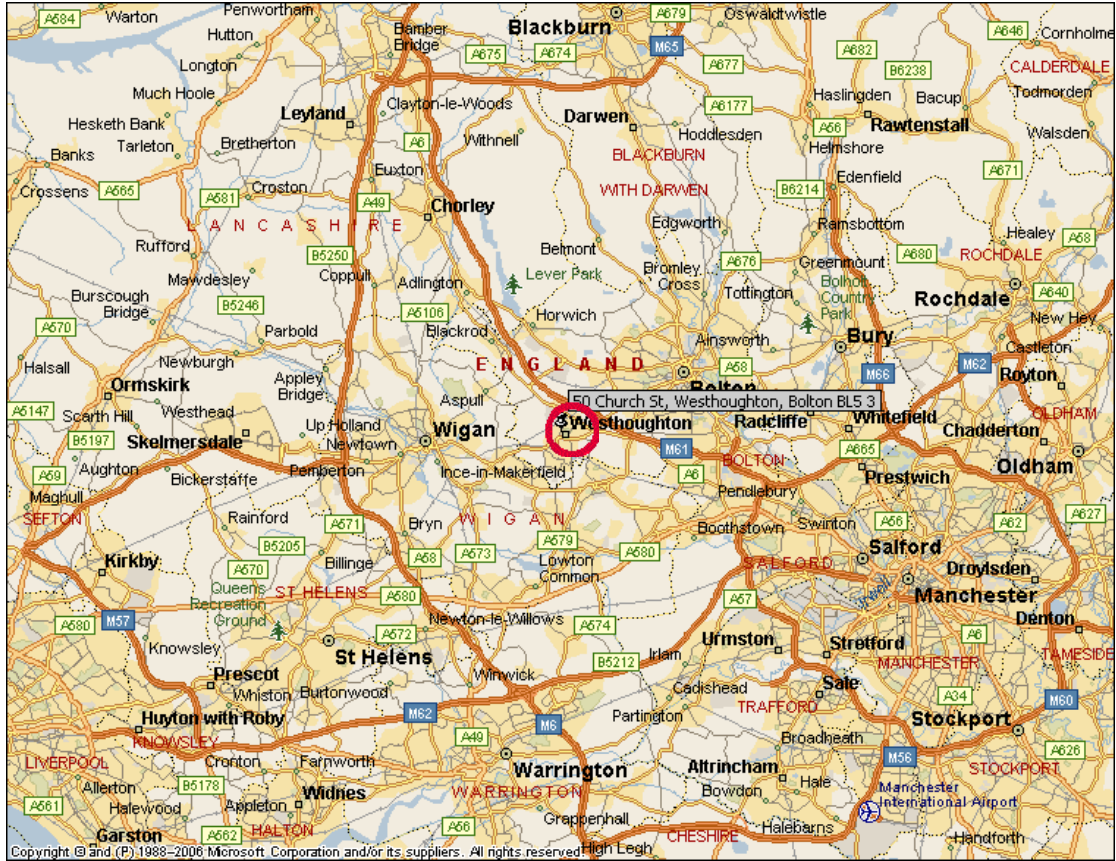
- Whilst we endeavour to make our sales and letting details accurate and reliable, the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract;
- All descriptions, dimensions, references to condition and necessary 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;
- 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;
- 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.

LOCATION PLANS

LOCAL MAP



REGIONAL MAP



*Crown copyright all rights reserved license number 100040290 P R Gibbs & Co Limited

Date Amended: 21st November 2010