REF: DC3328

PPS
BUSINESS TRANSFER AGENTS

20 YEAR ESTABLISHED LAUNDRY, IRONING & ALTERATIONS BUSINESS – ESSEX
TURNOVER £3,000 PER WEEK – SIGNIFICANT SCOPE FOR FURTHER GROWTH
LOW OVERHEADS – RENT JUST £12,000 PER ANNUM FIXED UNTIL 2028
GENUINE RETIREMENT SALE – SAME OWNER FOR CIRCA 20 YEARS

ESSEX – £59,995 LEASEHOLD + SAV





- TURNOVER £3,000 PER WEEK
- RENT JUST £12,000 PER ANNUM
- NIL RATES TO PAY
- 15 YEAR LEASE (12 REMAIN)
- SAME OWNER PAST 20 YEARS
- 800 SQ.FT (APPROX.)

REF: DC3328

PPS
BUSINESS TRANSFER AGENTS

LOCATION

Located in a prominent High Street position within Essex, this long-established business benefits from excellent local visibility, convenient customer access and two dedicated parking spaces to the front of the premises. The area supports a loyal customer base built over nearly two decades, with the business drawing both regular walk-in trade and a substantial collection and delivery clientele.

THE BUSINESS

This long-established laundry, ironing and alterations business has been successfully operated by the same owner for circa 20 years and has built up generations of loyal customers throughout the local area. The business generates turnover of approximately £3,000 per week and benefits from a highly attractive revenue mix, with around 70% of trade derived from its established collection and delivery service and the balance from regular walk-in customers. Alongside in-house laundry, ironing and alterations, the business also offers dry cleaning through a long-standing subcontract arrangement, providing an additional income stream without the associated overheads.

Occupying deceptively spacious premises of approximately 800 sq. ft., the business is fitted with quality commercial equipment including JLA washers, commercial dryers and two iron presses, together with three-phase electricity and ample drying space. With low overheads, rent of just £12,000 per annum, nil business rates and a secure lease with approximately 12 years remaining, the foundations are firmly in place for a new owner to build upon the excellent reputation already established. The vendor is now offering the business for sale due solely to genuine retirement, presenting a rare opportunity to acquire a respected and profitable operation with significant scope for further expansion.

RATES

We are informed by the seller they pay: £Nil rates per annum. *We insist all interested parties make their own enquiries regarding business and or council tax rates.

TURNOVER

We understand from our vendor client that the current turnover averages at £3,000 PER WEEK, working on an excellent profit margin.

TRADING HOURS

Monday – Saturday 0800 – 1700. Sunday Closed

REASON FOR SALE

Retirement,

LEASE

The premises are held on a 15 year lease with 12 years remaining. Current rental of £12,000 per annum. We understand from the owner there is no rent review due until 2028.

THE PREMISES

Internally the business is well-presented and fully equipped for trade. Benefits include: 2 x parking spaces to front, window display, servicing counter, ample cloths railings and storage throughout, 2 x hand press, phase 3 eclectic, 2 x commercial 30LB dryers, 2 x JLA 30 LB washing machines , 3rd domestic washer, ample storage throughout, kitchenette, WC, alterations / repairs station, range of associated, equipment.

STAFF

Vendor operated with help of part time staff members.

LEGAL FEES

Each party is to cover their own legal fees and 50% contribution to all landlord costs, or otherwise negotiated as part of the sale.

PRICE

We are instructed by our Vendor to offer this business for sale, AT THE PRICE OF £59,995 priced to reflect the remainder of the lease, exceptional 20 years goodwill, equipment and fixtures and fittings. Stock to be purchased at valuation.

PLEASE NOTE: Delivery Van via separate negotiations.

REF: DC3328

PPS
BUSINESS TRANSFER AGENTS





Disclaimer: Misrepresentation Act 1991: Paviour Property Services for themselves and for vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Paviour Property Services has the authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (4) rents or prices quoted in these particulars may be subject to VAT in addition.

REF: DC3328

PPS
BUSINESS TRANSFER AGENTS



Disclaimer: Misrepresentation Act 1991: Paviour Property Services for themselves and for vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Paviour Property Services has the authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (4) rents or prices quoted in these particulars may be subject to VAT in addition.

REF: DC3328

PPS
BUSINESS TRANSFER AGENTS









Disclaimer: Misrepresentation Act 1991: Paviour Property Services for themselves and for vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Paviour Property Services has the authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (4) rents or prices quoted in these particulars may be subject to VAT in addition.



'Our business is selling your business'

Essex (Head Office)
01702 667 111

London
020 3627 1110

Kent
01634 505 110

www.paviourpropertyservices.co.uk / info@paviourpropertyservices.co.uk