



TAYLOR SON & CREBER

CONSULTANT SURVEYORS



HYDE PARK JEWELLERS 75 HYDE PARK ROAD PLYMOUTH PL3 4JN

£24,950 (Leasehold)

A well established retail jewellers and gift shop in an excellent location only available due to the proposed relocation of the jewellery manufacturing and repair side of the business to new premises.

The business has been in the same family ownership for many years and now is available offering an exciting opportunity to further develop this profitable retail business.

The vendors would be pleased to continue offering the jewelry repair service to new owners on a commission basis if required.

Ref No. TSC 1121

HYDE PARK JEWELLERS
75 HYDE PARK ROAD
Plymouth
PL3 4JN



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Applicants are requested to make appointments to view and conduct negotiations through the Agents. No responsibility can be accepted for any expense incurred by fruitless journeys.

Messrs Taylor Son & Creber for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract; ii) all descriptions, dimensions, references 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; iii) no person in the employment of Messrs Taylor Son & Creber has any authority to make or give any representation or warranty whatever in relation to this property.



Description and Location

The vendors have operated and run this family business for many years and now wish to dispose of the retail side of the business, concentrating on the manufacture and wholesale of jewelry elsewhere in the city.

Hyde Park Road is a popular retail area having the benefit of Hyde Park Junior School over the road and Plymouth College near by. Other retailers nearby include Chemist, Fruit and Veg, Butchers, Art Gallery and Framing, CTN, Florist, Ladies fashion, Contemporary Design studio, Specialist soft furnishings, Bakery, Cafes, Takeaways and Financial services.

Business

We have had sight of the last 3 years trading profit and loss account prepared by the vendors splitting out the retail sales and jewelry repair commission. These show a turnover of around £87,000 to 31st March 2009 with previous years not too dissimilar. Adjusting the accounts, removing all personal items and before depreciation and wages the Net trading profit is approximately £32600.

Staff and Wages

The business is run by husband [full time] and wife with daughter [both part time] and 1 full time member of staff. All members will be relocating to the new business so no TUPE needs to be considered.

Accommodation

Single fronted shop unit Front sales area 5.27m x 3.55m 16.71m² [180sqft] Lower sales area 5.56m x 7.74m 43.03m² [463sqft] Rear Workshop 4.17m x 7.32m 30.52m² [329sqft] 2 Wcs Rear Stores 4.17m x 4.10m 17.10m² [184 sq ft]

Outside Pedestrian access to rear lane

Tenure

Leasehold. New lease length negotiable subject to 3 year reviews on effective FRI terms

Price

Offers invited on £24,950 for the lease goodwill fixtures and fittings plus SAV

EPC

For details of the energy performance certificate for this property please contact the agents

RATES

2010 rateable value £8,500

VAT

All prices and rents quoted are exclusive of VAT where chargeable.

Viewing Strictly by prior appointment with the sole selling agents Taylor Son & Creber 01752 202035