



High Turnover Jewellery Shop in St Leonards on Sea
Price: £45,000

Ref: 31171

High Turnover Jewellery Shop in St Leonards on Sea

Price: £45,000 Leasehold to include the goodwill of the business with stock at valuation.

Viewing by appointment: Please contact 01323 727271 or email info@gps-direct.com

Summary

The shop has traded as a jewellers for many years. It is located in a prominent position in the popular area of St Leonards on Sea.

Location

The business is situated on the vibrant London Road in St Leonards, a popular seaside town known for its charming bohemian atmosphere. Positioned on the bustling Kings Road, the shop is surrounded by many independent shops and a variety of eateries. It enjoys a prime location, less than 100 meters from both the seafront and the train station.

Business

The shop, established as a jewellers since 1872, is a long-standing business and the only one of its kind in St. Leonards. Owned by the current family for 26 years, it is now being offered for sale due to personal reasons.

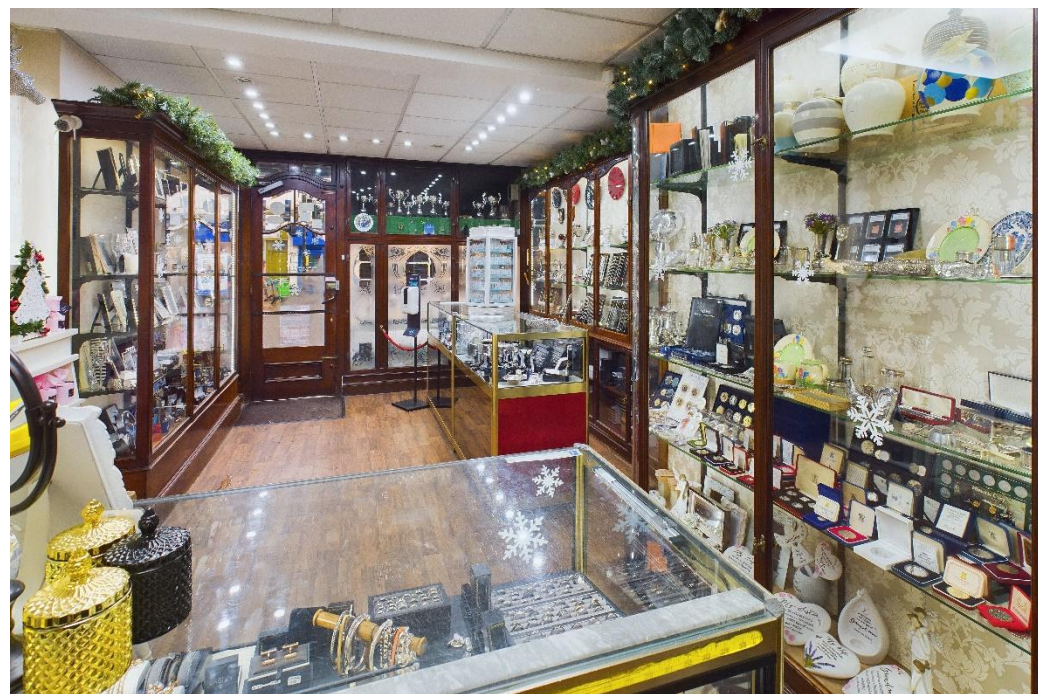
The business provides a wide range of products and services, including fine jewellery, gifts, watches, valuations, repairs, and gold buying. Additionally, it features an onsite Goldsmith designing and creating bespoke jewellery pieces.

Premises

There is a retail area measuring 7.4m by 3.0m leading to an office area, workshop, cleaning room, polishing area and WC. (See floorplan for measurements.)

Business Rates

Rateable Value - £5,600. This is not the amount payable, and the premises qualify for 100% Small Business Rates Relief (subject to the owner's status), meaning no rates would be payable.



Lease

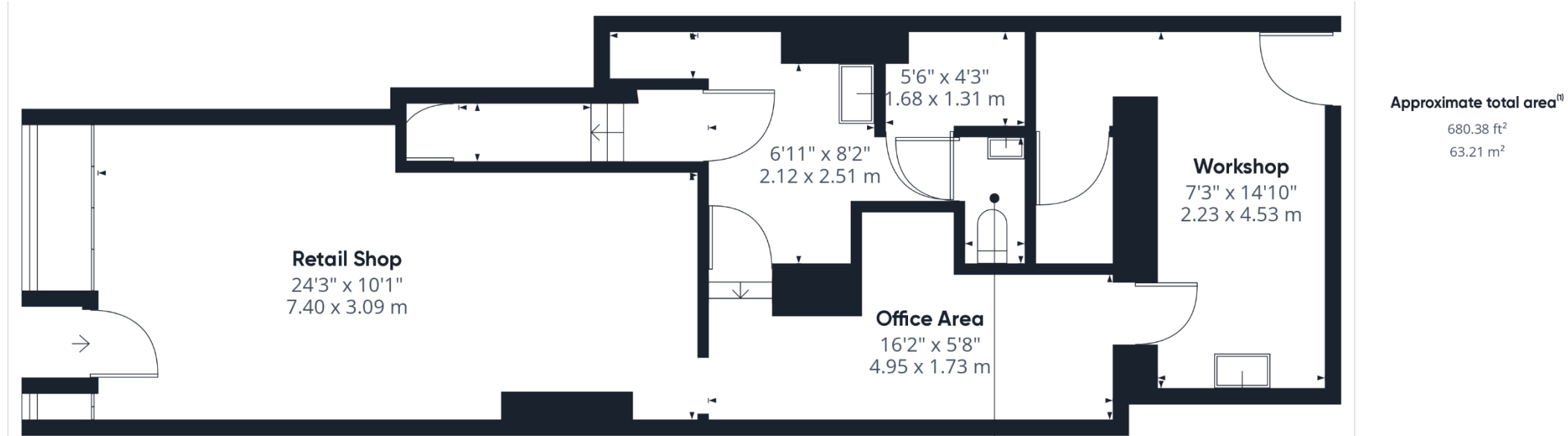
There is a 20-year lease from 2021 at a current rent of £9,300 per year. We understand that the landlord would consider offering the buyer a new, shorter lease if preferred.

EPC Rating - C

VAT

Unless otherwise stated, the terms quoted are exclusive of VAT. Applicants are advised to make their own enquiries as to whether VAT will apply to this transaction.

FLOOR PLAN



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