



## **PROPOSALS, 20 ABBEYGATE, GRIMSBY, DN31 1JY**

- Long established business FOR SALE
- Excellent opportunity
- Close to Freshney Place Shopping Centre
- Current stock available at valuation
- For Sale due to retirement
- High footfall location
- Good trading accounts

**PRICE: £40,000 plus Stock at Valuation**

## **FOR SALE: Established Wedding/Prom Dress**

### **Boutique**

Don't miss this rare opportunity to own a thriving wedding and prom dress business with 35 years of reputable experience. Located in the heart of Abbeygate, Grimsby, an exclusive shopping destination, with adjacent car parking. This boutique caters to discerning clientele seeking exquisite attire for their special occasions.

Accounts available on request following a successful viewing and discussion with the current owner.

Stock is also available at valuation via separate negotiation.

### **KEY FEATURES**

- 35 years of expertise in the wedding and prom dress industry.
- Prime location within Abbeygate, drawing foot traffic from affluent clientele.
- Extensive inventory of high quality wedding gowns and prom dresses, curated to meet diverse tastes and styles.
- Strong relationships with top designers and suppliers, ensuring access to the latest trends and exclusive collections.
- Well-established online presence with a user-friendly website and active social media profiles.
- Dedicated and knowledgeable staff committed to providing exceptional customer service.

### **RETAIL AREA**

8.232m x 11.138 (max)

Split into 2 sections via mid dividing wall.

With plenty of space for display to all walls and centrally

### **STORE**

1.75m x 2.54m

### **KITCHEN**

5.18m (max) x 2.15m (max)

### **TOILET**

with WC

### **ACCOUNTS**

Available on request following successful viewing.

### **LEASE**

The premises are available by way of a new lease. The Landlord covers the maintenance of common parts and the structure by way of a service charge. The ingoing party will be expected to be responsible for the Landlord's reasonable legal costs.

### **SERVICES**

Mains services are understood to be available. The agents have not inspected or tested any of the services or service installations and tenants should make their own enquiries.

## **SERVICE CHARGE**

Service charge applies for the premises and will be confirmed during negotiations with the Landlord.

## **RATEABLE VALUE**

Enquiry of the VOA website indicates:-

Description - Shop and premises

Rateable Value - £13,750

Rating Authority - East Lindsey District Council.

## **VAT**

Please note, all prices quoted may be subject to VAT unless stated otherwise.

## **GENERAL REMARKS**

This turnkey business is a fantastic opportunity for an entrepreneur passionate about the bridal and formal wear industry or an existing boutique owner looking to expand their portfolio. With a loyal customer base and a reputation for excellence, this business offers immense growth potential in a thriving market.

## **VIEWING**

Strictly by appointment with the sole agents, TES Property. Serious enquires only. Contact us today to learn more about this exciting opportunity to own a premier wedding and prom dress boutique in Abbeygate, Grimsby.

