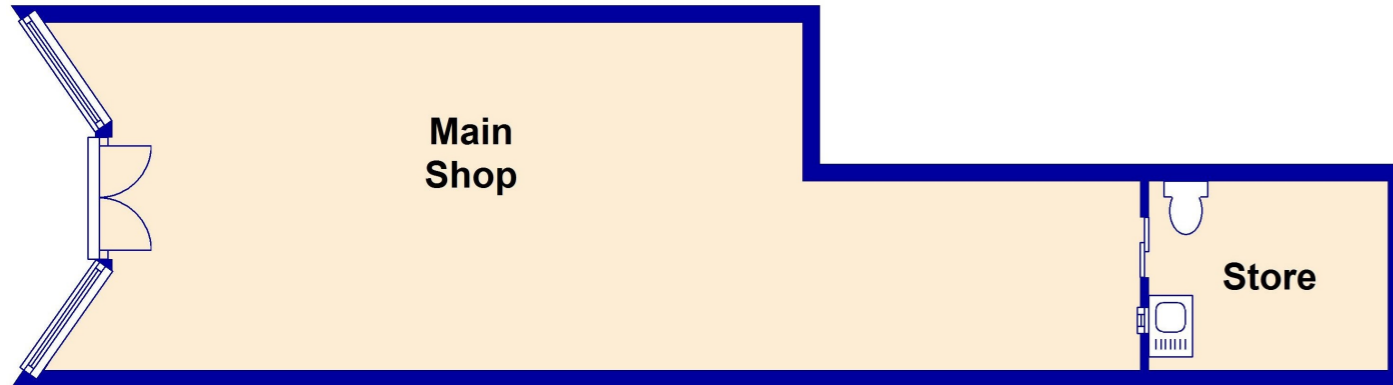


Floorplans are not to scale and for guidance only

## Ground Floor



These particulars are issued on the strict understanding that all negotiations are conducted through Arthur Wheeler. Although they are believed to be correct their accuracy is not guaranteed nor do they form any part of a contract. Our description of appliances and/or services including central heating systems should not be taken as any guarantee that they are in working order and should be checked by a prospective purchaser. If there is anything of special importance, please contact the office and we will clarify this information.

### MORTGAGE ADVICE

If you require a mortgage or financial advice we recommend that you contact the local firm of Mi Finance. Being "Whole of Market" means that they are not tied to any financial institution and they can access the whole of the Mortgage Market to find a mortgage to meet your requirements. Telephone Erling Holmberg on 01983 865012 or Tim Benton on 01983 475360 and you will receive experienced advice on the most suitable mortgage available to you.

### **YOUR HOME MAY BE RE-POSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

There may be a fee for mortgage advice, although this is normally paid by way of an introduction fee from the lender we arrange your mortgage with. The precise amount of any fee will depend on your own circumstances, but typically this could be 0.5% of the amount borrowed.

*The Value of Experience*



46 Regent Street ■ Shanklin ■ Isle of Wight ■ PO37 7AA

Telephone: 01983 868 333 ■ Email: sales@arthur-wheeler.co.uk ■ Email: lettings@arthur-wheeler.co.uk



**Regent Cards, 15 Regent Street, Shanklin**

**Isle of Wight, PO37 7AF**

**£50,000**



**01983 868 333**

■ **www.arthur-wheeler.co.uk** ■

This well established greeting card and gift shop business is situated in a good position in the main shopping street of this popular coastal Town. The business has been in existence since about 1974 and has been run by the present owners for the past three years. Prior to that, the business had long standing owners and we understand that the business has a good profitability ratio.

The shop premises are rented on the remainder of a Lease that expires in 2024 with five year rent reviews.

From our personal knowledge of the business, it enjoys a good local trade all year round, which is in turn boosted by visitors during the summer seasonal months selling all types of greeting cards and associated gifts. In our opinion, this business has a good turnover for its size and location with the net profit on average 30%. The shop comprises :-

**MAIN SHOP** A double fronted shop with recess double doors and side window display areas, having a frontage of 13' and the longest depth of 39' (11.7m). Total sales area is approximately 440 ft<sup>2</sup> (40.9 m<sup>2</sup>). Approximately 48' (15.4m) of card racks including display shelves and island racks and displays.

**STOCK ROOM/WC** 9' x 7' (3.7m x 3.1m) with storage racking, low flush WC, electric heater and a sink unit with electric water heater.

Current rent is £10,000 per annum.

Uniform business rate : £9,700. The current owner has advised us that they pay zero rates under the small business rates relief scheme.

**Price : £55,000 to include the Lease, all the fixtures and fittings plus stock at valuation which will be approximately £20,000**

**VIEWING STRICTLY BY APPOINTMENT THROUGH  
ARTHUR WHEELER ESTATE AGENTS (01983) 868333**

