





# STATE EXPRESS

*dry cleaning*

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dry cleaning

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**Rent** £26,000 Per annum

**Size** 1,188 Square feet

**Ref** #3054

## Address

**Address:** 108 The Broadway

**Postcode:** KT6 7HT

**Town:** Tolworth

**Area:** Surrey

## Location

Tolworth Broadway has a large range of shops, cafes, restaurants and offices and Tolworth Station is just five minutes away. Nearby traders include Marks & Spencer (opposite), Boots, Costa Coffee and Domino's Pizza.

## Description

For sale as a Going concern at £75,000 Guide price to include goodwill, fixtures, fittings, and equipment.

The business has been successfully trading for the past 32 years and provides a turn-key opportunity for a new owner. Financials can be provided to interested parties after initial inspection

The premises comprise bright and spacious front retail/ receiving area and large rear section complete with all equipment. There is also a small office area and WC. Total floor area of approximately 1188 sq ft.

To the rear there is also one parking space, an external WC and store.

EPC Rating D

Early viewings recommended.

Viewing by appointment through Franklin Commercial only.

## General Information

<b>Tenure:</b>	Leasehold
<b>Rent:</b>	£26,000 Per annum
<b>Legal fees:</b>	Each party to bear their own
<b>Lease details:</b>	New FRI lease for a term to be agreed
<b>Trading hours:</b>	Monday- Saturday 8am-6pm



## Features

- ✓ Business sale
- ✓ Demised parking
- ✓ Excellent trading location
- ✓ Long established
- ✓ Parking close by
- ✓ Turnkey opportunity
- ✓ Well equipped

## Property Map



## Important notice

Information supplied by franklin commercial is intended as a general guide only & should always be verified by you prior to contract (we do not usually inspect leases/service charge accounts etc or test any amenities/services). We do not guarantee the accuracy of approximate measurements/areas quoted, plans or any other information, which may have been supplied to us by Clients. Our descriptions do not form part of any contract and nothing is included unless it is in the solicitors contract for sale. All inspections/negotiations must be conducted through us & information should not be transmitted to 3rd parties. Under no circumstances may a direct approach to the business, vendor or lessee be made - staff are usually unaware of a proposed sale. Rents/Prices quoted are always exclusive of V.A.T. (if applicable).

## Tenant Fees

Please note we make a reference/administration charge of £180 inclusive of VAT to tenants when an offer is agreed, subject to contract/references.









