



PARTY PLANET



Unit 6 The Pelham Centre, Canwick Road, Lincoln, LN5 8HE

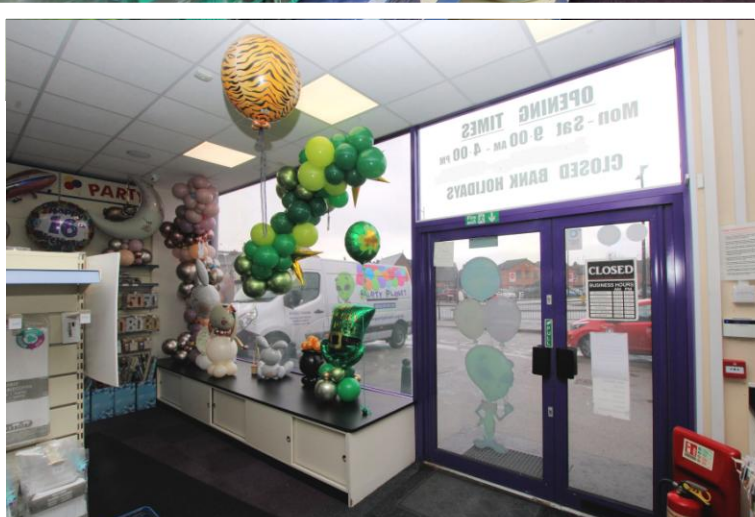
Guide Price £195,000

Thriving Party/Balloon Sales/Fancy Dress Business For Sale

We are pleased to offer for sale a rare opportunity to purchase a unique thriving business prominently located within Lincoln City Centre, offering an excellent business opportunity with no nearby competition and having a large open-plan showroom with office and storage space to the rear and ample on-site car parking. The business specialises in a full range of party supplies including decorations, tableware, balloons and costumes, having been established for over 25 years and the business includes a large fully equipped showroom on Lease, together with a sign written delivery vehicle, being offered for sale as a profitable 'Going Concern'.



Party Planet, Unit 6 The Pelham Centre, Canwick Road, Lincoln, LN5 8HE



LOCATION

The business is prominently located within the Pelham Centre, located directly off Canwick Road on the southern outskirts of Lincoln City Centre, with ample on-site car parking and within close proximity of the Bus and Railway Station and Lincoln University.

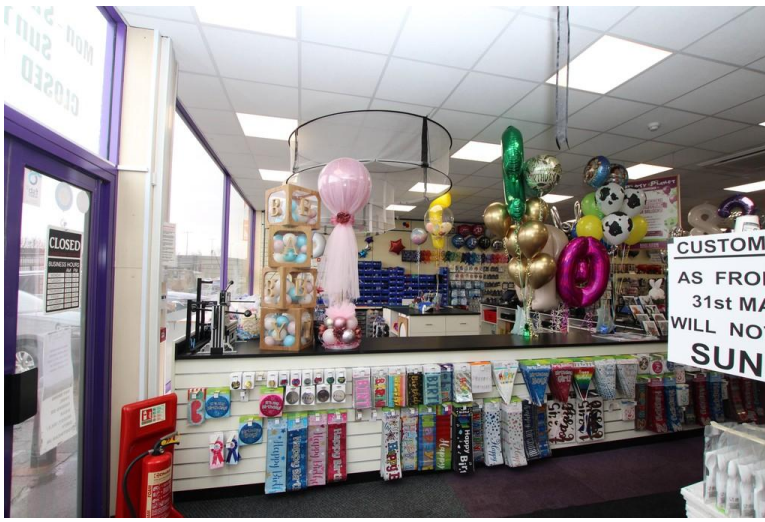
DESCRIPTION

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ACCOMMODATION

The large open-plan showroom has a frontage of 12 metres and a depth of 25.4 metres, providing for a retail sales area of 305 sq.m (3,280 sq.ft). The showroom incorporates a large retail counter and is fully equipped with shelving/racking and incorporates two customer changing rooms.





To the rear is a large storage area including a staff room with kitchen and WC facilities and a works office, extending to a further 80 sq.m (860 sq.ft) and in addition, there is mezzanine storage space above the ground floor office providing for a further storage area of 16 sq.m (172 sq.ft).

SERVICES

Mains electricity, drainage and water are connected. Heating and cooling is provided via an air-conditioning system throughout the showroom space.

EPC RATING – D

LEASE TERMS

The property is available to let by way of assignment or new Lease at a current Passing Rent of £25,000 per annum, plus VAT. Full details regarding the Lease terms are available to seriously interested parties.

STOCK & GOODWILL

The price includes all stock and business fixtures and fittings including the delivery van. Details regarding turnover and profitability are available to seriously interested parties after having undertaken a viewing of the property and business.

SERVICE CHARGE

A Service Charge of circa. £2,000 per annum is payable to contribute towards the maintenance of communal areas. Buildings Insurance is also payable which is approximately £1,200 per annum.

TENURE

Leasehold

BUSINESS RATES

Rateable Value - £23,000 but is subject to a Retail Discount of 75% resulting in a rates payable for the financial year 2024 - 2025 of £2,869.25. Further details are available on request.

VAT

VAT to be confirmed.

LEGAL COSTS

The incoming Tenant is responsible for the Agent's referencing fee of £120 inc VAT together with the Landlord's reasonable legal costs associated with creating/transferring the Lease.

VIEWINGS

By prior appointment through Mundy's.

NOTE

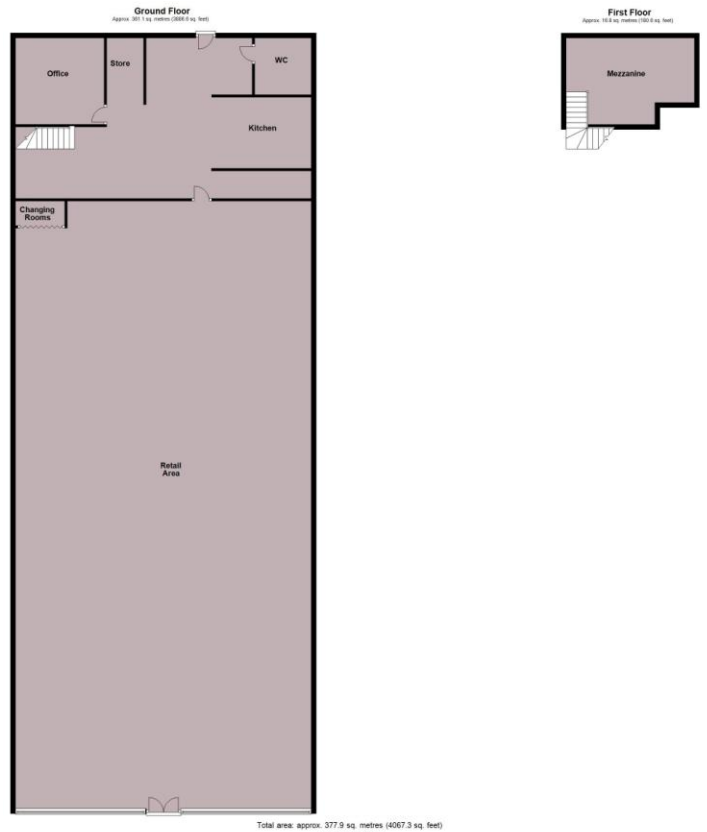
1. None of these services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they are for themselves and the vendors (Lessors) for whom they act as Agents given notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

