

FOR SALE – Offers in the Region of £68,500

**Star Cobblers & Key Cutters Ltd, Star Yard, Adj
to Horse Market, Barnard Castle, DL12 8LY**

LEASEHOLD BUSINESS – Established Cobblers and Key Cutters

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SITUATION/LOCATION

Star Cobblers fronts Star Yard, a busy and popular thoroughfare linking Horse Market from Morrisons Car Park in the heart of Barnard Castle town centre. The location lies adjacent to The Witham amongst a diverse variety of independent occupiers within Star Yard. Barnard Castle is a desirable and well populated town centre and incorporates wider commercial amenities including Costa, Grape Tree, Boots Pharmacy, Holland and Barrett and Greggs amongst a range of other businesses in close proximity to the subject. Public car parking is available on Horse Market and there are a number of on street / short stay car parking facilities close by. Barnard Castle is an affluent market town on the north bank of the River Tees situated approximately 14 miles south west of Bishop Auckland, 16 miles west of Darlington and 24 miles south of Durham. The town is well served for transport linking swiftly with the A688 in turn linking with the A66 and A1(M) within a short driving distance.

PREMISES

The business trades from a ground floor retail unit forming part of this attractive stone built retail parade held under a pitched and tile covered roof.

Internally the property comprises an open plan and versatile sales area with customer service counter and wc. There is glazed frontage to Star Yard.

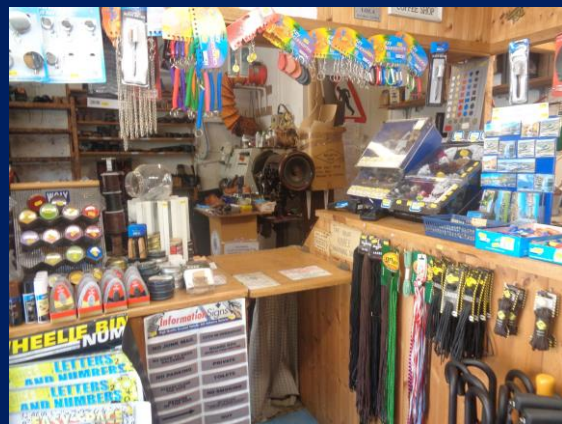
Net Internal Area Approx 303sq.ft.

TENURE

LEASEHOLD BUSINESS SALE

A new lease shall be granted drawn on standard full repairing and insuring terms, for a term of years to be agreed.

Rent: £6,600pax



18 St Cuthberts Way, Darlington,
County Durham, DL1 1GB
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enquiries@carvercommercial.com

IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. The Agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

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THE BUSINESS

Star Cobblers, a highly regarded business in Barnard Castle, presents a rare chance to acquire a thriving enterprise with a national reputation for quality craftsmanship. Established ~50 years ago and run by the current owner for over two decades, the business serves both the local community via passing trade, and clients across the UK through its popular postal shoe and boot repair service via an established website.

Operating from a traditional workshop, Star Cobblers specializes in expert shoe repairs, re-soleing, heel replacement, zip replacements, patching and re-stitching and unique commissions including riding boot adjustments and other leather work. Complementing its core services, the business offers key-cutting, knife & tool sharpening and battery services, ensuring a steady workflow and repeat custom.

This unique opportunity to step into a well-established, in-demand business presents significant room for further growth to the right buyer. The current owner is open to providing a comprehensive handover or continuing in an employed role to ensure a smooth transition, subject to agreement. The business comes with one highly skilled full-time member of staff.

Serious enquiries are invited to contact the agent. A detailed service list, inventory, and P&L Accounts are available upon request.

www.starcobblers.co.uk/

OFFERS IN THE REGION OF £68,500 (GOODWILL) PLUS TRADE FIXTURES AND FITTINGS AND STOCK AT VALUATION BY NEGOTIATION

COSTS

Each party shall be responsible for their own legal, surveying and professional costs that may be incurred within this transaction.

RATEABLE VALUE

£4,350.

The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from business rates. Interested parties are advised to direct further enquiries to the Local Rating Authority.

VAT

The business is registered for VAT.

VIEWING

Strictly by appointment only through agents.

EPC

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