

**cyclelife**.com

COMMERCIAL PROPERTY ESTATES



## Cycle Shop For Sale



### Kirkpatrick Cycles

#### Location

*The premises located just off the town centre, a busy pedestrian thoroughfare from the tourist district to the prime retailing locations. Parking and loading facilities to the front.*

#### Information

- *Raleigh, Diamondback & Triumph Cycle stockist.*
- *Premier branded parts and accessories (Raleigh, Avenir, Vaude, Outland & RSP)*
- *Profitable Cycle Repairs and Service centre.*
- *Extensive range of children's bikes.*

#### Accommodation

*An ample Cycle store property with 550sqft retail and workshop. With on street parking spaces.*

#### Ground Floor

*550sqft of retailing space + workshop space & WC.*

#### First Floor

*N/A*

**for more information go to [www.cyclelife.com](http://www.cyclelife.com)**



Third Floor

N/A

Terms

*The premises are available by way of new lease or Freehold.*

Rental

- £5,200.00 plus Vat per calendar year

Rates

- £398.00 pa (April- March 2008)

Store Turnover

- £118,000 gross  
P&L can be provided on request

Purchase Price

- £52,000 + stock

Legal costs

- *The ingoing tenant is to be responsible for all legal fees occurring from this transaction.*

### Viewing

- *Viewing is through Kirkpatrick Cycles , please contact Mr Forteath on 01387 254011*

### ***On completion of your new Cyclelife store Raleigh will:***

- *Issue NEW 5 year Franchise contract.*
- *Contribute to your marketing activity.*
- *Provide head office support for your day to day enquiries.*
- *Provide a dedicated Sales account manager to you.*
- *Provide retail guidance and advice through our working operations manuals.*
- *Provide a retail merchandise team to help with the product placement and look of your store.*
- *Provide a dedicated web site to enhance your retail capability.*
- *Place you on best trading terms and conditions*
- *Provide training courses throughout the year.*
- *Provide Cyttec induction training to cycle mechanics.*



**cyclelife**.com