

Cycle Shop For Sale



**21 Bodfor Street,
Rhyl, Denbighshire**

Location

The premises are 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 with locked & secured parking for two vehicles at rear of store.

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 including skateboards, BMX & inline skates.*
- *Qualified Cyttec mechanics*

Accommodation

A large four storey building with 500sqft extension to the rear. With Secure outside paved area 2 parking spaces.

Ground Floor

1500sqft of retailing space plus 500sqft of storage & WC.

First Floor

500sqft of retail space, with 1000sqft comprising of office and two storage rooms.



Second Floor

1500sqft of storage (originally a self contained flat)

Third Floor

1000sqft of storage

Terms

The premises are available by way of existing 10 year lease with 5 year break with 3 years remaining. 5 yearly rent reviews.

Rental

- £1000 plus Vat per calendar month

Rates

- £6873 pa (April- March 2008)

Store Turnover

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

Purchase Price

Brake Down:

- Epos / IT equipment - £6541
- Fixture & Fittings - £3865
- Stock - £59,411
- Total: £69,000

Raleigh would look at extended credit on stock holding plus phased payment plan on EPOS & IT equipment.

Legal costs

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

Viewing

- *Viewing is through Raleigh UK Limited, please contact Pam Simmons on 01773 532600*

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 Cytec induction training to cycle mechanics.*



