

Business For Sale

**The Mountain Centre
Market Street
Broughton in Furness
Cumbria
LA20 6HP**



**Specialist Outdoor and Equipment
Retail Business For Sale as a Going
Concern in Attractive Cumbrian
Market Town close to Grizedale
Forest**

Broughton in Furness is an attractive Cumbrian market town located on the Furness Peninsula 15 miles from Barrow in Furness, 31 miles from Kendal, access to the motorway at junction 36 and only 17 miles from Ambleside in the heart of the Lake District. Broughton in Furness is within the Lake District National Park and provides quick access to Grizedale Forest, The Langdale and Western fells as well as Coniston, Hawkshead and Windermere. For more detailed information on Broughton in Furness go to www.broughton-in-furness.co.uk.

Location

The property is situated in the centre of Broughton in a good trading location close to

the main square and with the prominent frontage to the main road entering Broughton from the A595. On street car parking is available immediately adjacent to the property with additional parking in Market Square.

Description

The property comprises an extensive retail property arranged over 3 floors. The construction is traditional Lakeland featuring stone elevations under a pitched and slated roof. Internally the shop provides for retail sales on basement and ground floors with a large area at first floor currently used for storage but with potential for sales/showroom subject to the necessary consents.

Accommodation

The property has the following approximate areas:-

Ground Floor

Upper sales	198 sq ft
Changing room	20 sq ft
Middle sales	333 sq ft
Lower sales	424 sq ft

Basement

Ancillary/sales	485 sq ft
Store	562 sq ft

First Floor

Stock (including w.c. and staircase)	612 sq ft
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The Business

The business has been established since 1967. Current labels include Paramo, Lowe Alpine, Brasher, Scarpa and many other well known brands.

The location of the property in Broughton does provide quick access to the Lake District fells and Grizedale Forest but there is access to a catchment population of over 100,000 within the Furness Peninsula with towns such as Barrow, Dalton, Askam and Ulverston all being within 15 miles. Full accounts are available to interested parties. The business also operates a website www.mountaincentre.co.uk which provides potential for further expansion.

Tenure

The property is held on the balance of a 10 year full repairing and insuring lease from 9th June 2006 at a passing rental of £13,000 p.a. exclusive of rates and Vat payable quarterly in advance subject to an upward only rent review at the end of year 5. The tenant has the benefit or an option to terminate the lease also at the end of the 5th year of the term.

Price

Offers in the region of £20,000 in respect of the lease, goodwill and all business, fixtures, fittings and equipment. Stock available at valuation – anticipated value in the region of £50,000.

Rateable Value

Rateable Value £4,450 UBR 46.2p

Amount payable 2008/2009 £2,055.90*

*We are advised by our client that she has benefitted from small business rate relief resulting in a rates payment for the year 2007/2008 of £826.

Legal Costs

Each party to be responsible for the payment of their own legal fees.

VAT

The property has not been registered for Vat.

Viewing

Peill & Company, Tel 0845 450 4444 –Pete Nicholson dealing (pete@peill.com)