

**House of Cards,
1 Wyre View,
Knott End on Sea**

REF: 0RL718L

- * Card and Gift Shop
- * Knott End on Sea
- * Busy All Year Round Trading Position
- * Desirable Village Location
- * Strong Trading Accounts
- * Priced to Sell
- * Tremendous Potential
- * Viewing Recommended



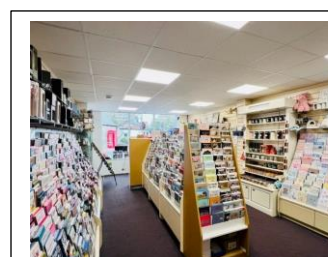
DESCRIPTION: Kenricks are delighted to offer this well known and popular card and gift shop for sale.

The shop is situated in the busy all year round trading location of Wyre View in a row of businesses and shops in the desirable village of Knott End on Sea.

The business sells a range of cards, gifts, party items, banners and balloons.

Ground Floor (approx. 472sq ft)

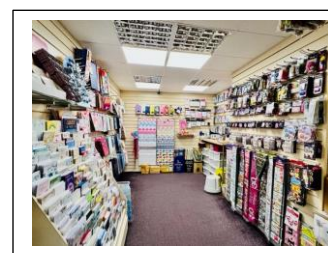
Open plan shop with suspended ceiling, inset spotlighting, fitted counter, carpeted sales area with a range of shelving to walls and display stands.



EXTERIOR: Yard area to the rear with outbuilding with toilet and storeroom.

HOURS: Monday to Saturday 9am to 5pm.

BUSINESS: Accounts on application.



TENURE: Leasehold – we are informed a new flexible lease will be offered at a rent of £588 per calendar month.

PRICE: £29,950 + S.A.V. The Incoming Tenant maybe responsible for the Landlord's Legal Fees in this transaction.

VIEWING: By appointment through Kenricks 01253 420420.