

BUSINESS FOR SALE

BED COMPANY



BUSINESS TRANSFER



WINCHESTER BED COMPANY

38-40 ST GEORGES STREET, WINCHESTER, HAMPSHIRE SO23 8BE

SUMMARY >

- LONG STANDING HERITAGE BUSINESS
- PRIME LOCATION
- NEARBY PARCHMENT STREET AND WINCHESTER HIGH STREET
- NEW LEASE TO BE AGREED



Location

The property is located on St George's Street, and forms part of an established parade of retail units in the heart of the City Centre, some 100 yards from the High Street with its excellent shopping and restaurant facilities.

Hampshire County Council headquarters, the Law Courts and main line railway station (Waterloo 60 minutes) are all close by. Winchester has excellent road links with junctions 9, 10 and 11 of the M3 leading to the City Centre as well as easy connections to the A34 and A31.

There are various parking facilities in the City Centre with the nearest multi-storey car park located at the Brooks Shopping Centre. There are also park and ride schemes located off junctions 10 and 11 of the M3.

Winchester itself is a popular, attractive, and affluent Cathedral City and County town and a very popular tourist destination. It is the base for Hampshire County Council and Winchester City Council which combined have a significant workforce. The University of Winchester and Winchester School of Art also draw a significant number of students and visitors to the city.

Accommodation

The subject unit includes a large sales area, with a partitioned, countered office, plus WC facilities. The unit also has a wide glazed frontage.

Description

The subject business sells handmade, handcrafted beds and mattresses designed to suit the specific and exacting needs of their clients.

The unit that the Winchester Bed Company occupies, 38-40 St Georges Street, has a longstanding reputation for supplying great quality beds in Winchester and the surrounding area for over 40 years.

Trading & Business

The owners inform us that the business trades 10:00- 17:00 Monday to Saturday, and 10:00- 16:00 on Sundays

Rateable Value

£29,750 at the Uniform Business Rate of 49.9p in the £ for 2023/24. Information taken from the Valuation Office Agency website.

Tenure

LEASEHOLD. A new lease is to be agreed at a commencing rent of £40,000 per annum exclusive of VAT.

Price

£120,000 excluding VAT to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.

Viewing

Strictly by prior appointment through the agents Goadsby, through whom all negotiations must be conducted.

The owners have requested that no direct approach should be made to themselves or the staff of this business for reasons of confidentiality and all requests for information MUST be made via Goadsby.



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Important

THE CODE FOR LEASING BUSINESS PREMISES

The Code for Leasing Business Premises in England and Wales strongly recommends you seek professional advice from a surveyor or solicitor before agreeing or signing a business tenancy/lease agreement. The Code is available [HERE](#).

ANTI MONEY LAUNDERING REGULATIONS

Under Anti Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser once a sale has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser once terms have been agreed.

REFERENCES

Once a letting has been agreed, the landlord may need to approve the proposed tenant's references as part of the letting process. This does not form part of a contract, nor constitute a deposit in any respect of any transaction. Appropriate references may be required from the tenant's bank, landlord, accountant and trade referees providing credit facilities. The taking up of references by Goadsby does not guarantee acceptance by the landlord. The prospective tenant will be responsible for the charge incurred for obtaining the bank reference.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form an offer or contract. STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE. Agents note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, to the structural integrity of the premises and condition/working order of services, plant or equipment.

[goadsby.com](https://www.goadsby.com)

