

'Launderette & Ironing Business'

West Glamorgan MS 384



Price
Business: £59,500

Business: A successfully run launderette business that is popular with the public and local businesses. The business is well equipped having been completely fitted out with new machinery approx. 18 months ago.

The public drop off laundry to be washed and dried with the option of ironing while commercial laundry is collected and delivered. The business carries out work for 14 local sports clubs, a local tourist attraction and local nursing homes. The business offers a quality service and is well run

The business has still plenty of scope to expand the commercial work and could build up an ironing round operating from the premises

The business is operated by a husband and wife team with the help of part-time staff. The business is being offered on the market due to the ill health of one of the vendors. The other vendor is prepared if required to stay on and work with a new owner.

Location: The business is well located on the high street of this popular village amongst residential and commercial properties

Financial Details:

Average weekly sales: £1,500

Accounts: Will be made available once the business has been viewed.

Opening Hours:

Monday to Friday	9.00am to 5.30pm
Saturday	8.00am to 11.00am

The business comes with a Vauxhall Combi delivery van that has been sign written



Premises:

The business is housed in a two storey terraced property of traditional build.

The ground floor has the laundry (approx.275 sq ft) with customer waiting area.

The equipment consists of 5No commercial washing machines (3No JLA 16, 1No JLA 40 and 1No JLA 30)

Five commercial dryers (1No JLA large capacity, and 2No double T30 units)

The premise is fitted with an air extraction system and fed by a 50 gallon boiler housed in the store room.

To the rear is the storeroom, a fitted kitchen (with access to the rear garden) staff toilet and small storeroom.

Stairs lead up to the first floor that has an ironing room (approx.213 sq ft). The ironing room is equipped with a large rotary iron made by Electrolux Wascater and two steam generator ironing units. There is a small storeroom.

Outside in the rear garden there is a large building used for storage which could suit further working space if required.

Tenure:

Leasehold 8 years remaining (renewable)

Rent: £6,000 pa

Rates: £834 per year

Viewing: This is a confidential sale. Please respect the vendor's wishes.

To ensure that your viewing arrangements are trouble free and our client can arrange to have the necessary time to show you around and answer your questions, please telephone this office on 01792 424411 let us know when you would like to visit and we will make the arrangement.

Offers: All offers are for the leasehold, goodwill, fixtures and fittings and should be made to this office.

Finance: If you need help or advice please let us know and we will put you in touch with our Finance Department specialising in helping fund purchase of these types of businesses.