



**FOR SALE:**

**01482 645522**

**Ettridge Cycles, 100 Cromwell Road, GRIMSBY,  
DN31 2DF**



## FEATURES

Family business established in 1977

Stockists of Bianchi, Giant & Pinarello

Fully equipped workshop

Trading from freehold property

## CONTACT

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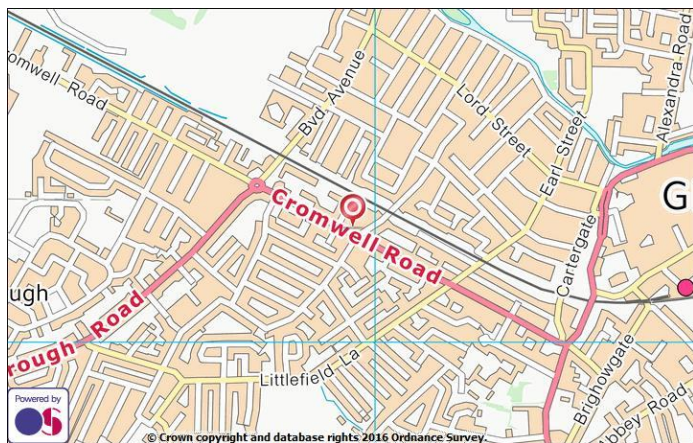
## For Sale: Ettridge Cycles, 100 Cromwell Road, GRIMSBY, DN31 2DF

### DESCRIPTION

Ettridge Cycles was established in 1977 and trades from freehold premises on Cromwell Road in Grimsby. The property comprises a mid terraced retail unit of traditional brick construction with rear offshoots. The business is a retailer of new and used cycles. Whilst the roots of the business date back to racing, the business stocks a wide range of bikes. In addition there is a range of clothing and accessories together with a successful workshop.

Copy accounts can be made available to prospective purchasers. Draft accounts for year ending February 2015 show a turnover of £150,000 with a net profit of £33,000.

### LOCATION



The business is situated on the north side of Cromwell Road in Grimsby within an established neighbourhood shopping area close to its junction with Haycroft Avenue. Other businesses in the immediate vicinity include Lidl, Wyndsons, other convenience retail, takeaways, hairdressing and bathrooms. The business is accessible to the main town centre but is also accessible to the A180 motorway link road via Boulevard Avenue and Pyewipe Road. The business is therefore very accessible for customers coming in to Grimsby from away.

### TERMS

The business is being offered for sale on a going concern basis to include the freehold property at a guide price of £135,000 plus SAV. Stock is currently valued at £60,000 - £70,000. If required the owner is willing to work within the business for a short period of time after completion to allow a smooth handover to a new owner.

The owner will also consider a sale of the freehold property in isolation.

### ACCOMMODATION

Ground floor retail 51.78 sq m (557 sq ft)  
Ground floor Workshop and kitchen 7.9 sq m (85 sq ft)  
Ground floor Storage 20.2 sq m (218 sq ft)  
First floor ancillary space 50.2 sq m (540 sq ft)

Please note the first floor of the property is largely underutilised and could be refurbished to provide either additional retail space or converted to provide living accommodation (subject to planning).

### OTHER INFORMATION

**Local Authority** - North East Lincolnshire Council

**Rateable Value** - £5300 (2017)

**EPC** - TBC

**Services** - All mains services are connected to the property. Non of the services have been tested and prospective purchasers are advised to check on the adequacy of the supplies for their purposes.

**VAT** - VAT is not applicable to this transaction.

**Tenure** - We have been advised by the client that the property is

**Legal Costs** - Each party will be responsible for their own legal costs in respect of this transaction.

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