



BUSINESS FOR SALE – DUE TO RETIREMENT ENGRAVING PLUS, 11 ALBION HILL, OSWESTRY. SY11 1QA

- Long established, highly profitable business with particularly strong expansion potential.
- Prominent position, with view along main road in central Oswestry. Well located to command sales throughout Mid and North Wales and the Border Counties.
- The existing, well fitted premises are offered on lease as part of a sale.
- **CONFIDENTIAL VIEWINGS ONLY: Via Celt Rowlands & Co. 01691 659659.**

LOCATION

Oswestry, Shropshire's third largest town, with a former Borough population of approximately 33,000, and town population of approximately 17,500, has a wealth of character and facilities to offer. There are a range of multiple retailers in the town, to include Boots, Superdrug, W H Smith, Poundland, Prezzo, Home Bargains, Costa, Greggs.

THE BUSINESS – WHAT IT DOES AND WHAT IT CAN DO

This existing business which was established around 50 years ago by the current owner, is now available due to intended owner's retirement.

The business operates in three principal area, being:-

- Engraving of a range of metal, plastic and glass objects – trophies, plaques, tankards, property, door and desk signs etc.
- Key cutting
- Range of other gift item, allied to the above

The current customer list, for engraving, is particularly large, with much repeat business experienced from the likes of schools, institutions, sports clubs and others, stretching over a number of counties. The same clients often use the key cutting service, which is perhaps more diverse and capable of greater competition than others. The owners receive a most attractive personal net income from this business.

In addition, there are three areas of potential **expansion**, being:-

- Online sales which by far has the biggest potential
- Sales as a consequence of being affiliated with another business, such as jewellery, possibly shoe repairs
- Sales from additional lines of giftware

FIXTURES AND FITTINGS/ASSETS TO THE BUSINESS

Apart from currently having a well fitted retail area, the business includes a range of engraving machinery, general allied equipment, furnishings and the key cutting machinery. There is a web site, which as previously mentioned, does not currently accommodate online sales.

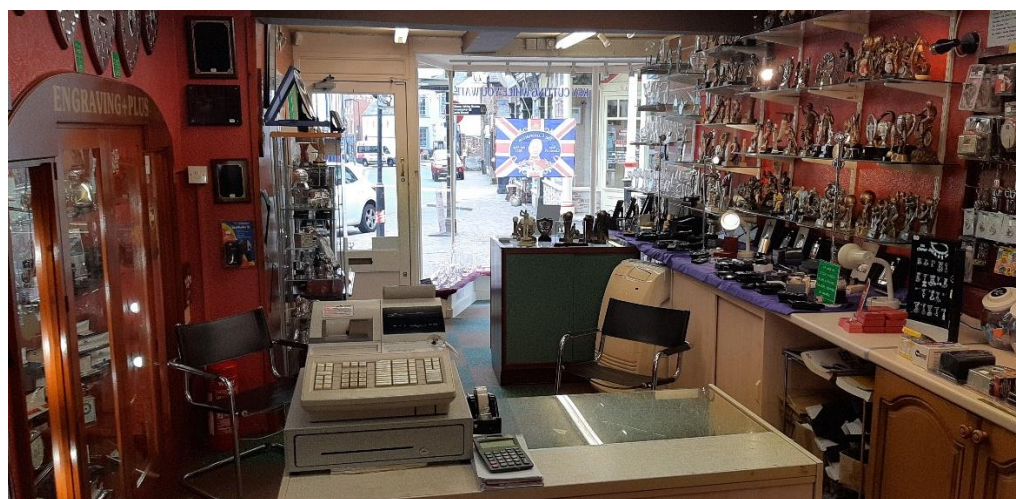
Annual sales turnover and profitability have been consistent over the years. Turnover/profitability/mark ups can be provided to seriously interested parties.

LEASEHOLD PREMISES

The ground and part first floor of an attractive period, building, with particularly strong prominence along oncoming traffic along Leg Street, with plate glass display with offset entrance, which allows for potentially for a particularly wide display of window items.

Ground floor sales of approximately	300 sq.ft.
Ground floor workshop/storage space approximately	230 sq.ft.
Cloakroom	-
First floor office of approximately	75 sq.ft.
Total commercial area approximately	605 sq.ft. / 56.20 m.sq.

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TERMS OF OFFER

The premises are offered to let as part of the sale of the business.

For seriously interested parties, please enquire further to the agents for the asking price of this business. Stock at valuation on the day of handover.

Alternative, the business can be sold without the premises.

BUSINESS RATES

The building has a rateable value of £5,700, and interested parties should speak to the Local Council – Shropshire Council on 0345 6789003, to ascertain what level of business rates will be applicable. Concessions may apply.

EPC RATING

Rating 'D'.

VIEWING

Please contact the agents: Celt Rowlands & Co. on 01691 659659 or oswestry@celtrowlands.com

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