



# Business & Commercial Property Sales & Lets

Business & Commercial opportunities

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## Ernest Wilson



The Business Centre, Deanhurst Park, Gelderd Road, Leeds LS27 7LG

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### VILLAGE NEWS WITH NATIONAL LOTTERY & OFF LICENCE

Sheffield. Substantial old world stone built freehold property with many recent improvements & renovations - Viewing highly recommended. Immaculately fitted and equipped spacious sales shop with owners 4 bedroom accomm. Situated in this truly delightful residential village on the outskirts of Sheffield and close to Peak District National Park. Taking £8,000 weekly, N/S £1,300/£1,400 plus lottery commission. Run entirely by staff.

Business & property £450,000 Ref MAL104390.

### INVESTMENT PROPERTY South Yorkshire.

Outstanding property in PRIME LOCATION - commanding main road site. The investment offers a parade of EIGHT shop units some of which provide accommodation. The units are currently vacant (however there is interest in two of the units and our client informs us these will be let in the next few weeks). Potential here for a rental return of £47,000 per annum.

Price £395,000 further details on request. Ref MAL103714.

### PUBLIC HOUSE, South Yorkshire.

Large modern detached property held on very good lease and extremely reasonable rent. Enjoying a main road position in this large, well populated village. The premises provide superb facilities for customers. Large well appointed 3 bedroom accommodation. Viewing recommended. Taking £5,000/£5,500 weekly. The business includes revenue from popular canvey meals but there is huge potential here to expand and develop the food side

Business £99,950 Ref MAL104362

### SUB POST OFFICE, NEWS, SWEETS, TOBACCO & FULL LOTTERY, SHEFFIELD.

POST OFFICE SALARY £40,966 plus Retail Sales £5909 weekly N/S £1,868. Showing Net Profits of £76,741. A MAGNIFICENT BUSINESS located in a bustling shopping centre in this densely populated area. Run entirely by staff-working owners could take this business very much further. Secure lease. Modern, glass fronted premises with the latest self service fittings with self contained flat above. HIGHLY RECOMMENDED.

Business £95,000 Ref MAL102833.

### LIMOUSINE HIRE, Yorkshire Based.

This is a well known and well respected business which provides a high quality Ford Lincoln Stretch Limousine for transporting customers to their destinations. The limousine provides spacious comfort, twin T.V.s, DVD surround sound and many other luxury features. The vehicle itself is worth in the region of £30,000. ANNUAL TURNOVER AROUND £75,000. Masses of potential to develop this business. A very profitable business which will earn the proprietor over £30,000 Profit on the current turnover level.

Business £65,000 including luxury limousine. Ref MAL104154.

### POST OFFICE, CARDS, SWEETS, GENERAL & NATIONAL LOTTERY, Sheffield. POST OFFICE SALARY £41,290 PLUS RETAIL SALES £1,100/£1,300 WEEKLY.

Superbly fitted modernised and spacious sales shop with 3 position post office counter area which was all refurbished in 2004 to a very high standard AND owners centrally heated & double glazed 3 bedroom accomm - presently let. VIEWING RECOMMENDED. New lease available. Trades in easy post office opening hours. Great potential for development.

Business £59,950 Ref MAL103721.

### VILLAGE NEWS, SWEETS & TOBACCO, Barnsley.

Well established business taking £6,500 weekly, N/S £3,000 - lots of potential here to boost sales and profits in many different ways. Splendid lock-up sales shop which provides an excellent well fitted sales area with good quality modern display fixtures and fittings plus spacious first floor storage facilities which could (subject to any necessary consents) be converted into a delightful one bedroom flat. Leasehold premises enjoying a prime trading position on busy main road through large well populated village.

Business £49,950 Ref MAL104335

### COUNTER NEWS, SWEETS, CARDS & TOBACCO, Sheffield.

A stunning salesshop which is fitted to a very high standard occupying a fantastic trading position in City centre surrounded by thousands of offices, shops, business establishments and residential developments. Viewing recommended. Held on good lease with reasonable rent. The business is very well established taking a super turnover of £6,000/£6,500 weekly plus Newsheet of £1,200 weekly in a six day week (closed all day Sunday).

GENUINE POTENTIAL. Business £55,000 Ref MAL105693

### FISH & CHIPS, Rotherham.

Single storey detached lock-up premises situated on a busy road in a densely populated area - easy roadside parking. Taking £1,200 weekly - trades one lunchtime and 6 nights only - great potential here to introduce lunch and tea-time openings and/or extend the range of products on the menu. Same ownership for 20 years - very well known - well established. Run mainly by staff - an ideal acquisition for a working owner.

Business & property £54,950 Ref MAL103892.

### FULLY LICENCED CONVENIENCE STORE, BARNSELEY.

This is an outstanding business taking £7,000/£8,000 weekly and working on very good profit margins. Would benefit from a delicatessen department which would increase turnover even further. Detached lock up premises situated in this monopoly trading position, busy road through densely populated area. Modern glass fronted store being professionally fitted and offering approximately 1,600 sq. ft. of retail space. New lease available. Option to rent a unit at side of property if required. HIGHLY RECOMMENDED.

Business £49,950 PRICED TO SELL. Ref MAL105114

### Cafe & Hot Food Takeaway

with A3 planning therefore can be used in the evenings. Super business run from delightful, tastefully appointed and attractive premises in this very busy shopping area of Sheffield. Immaculate lock-up premises with diners seating area, servery with prep. kitchen to rear. Premises held on lease with sensible rent. Taking £1,600 weekly - worked in very easy hours. Working on excellent margins.

Business £45,000 Ref MAL103900.

### FISH & CHIPS, South Yorkshire.

Well fitted and excellent sales facilities with 2 pan counter range and superbly equipped kitchen preparation and storage areas (all on the ground floor level) and there are also two rooms and a bathroom upstairs - ideal for conversion to a one bedroom flat (subject to any necessary consents) good lease and reasonable rent. Situated on very busy main road through this large, well populated village/township in the South Yorkshire area. Achieving a good turnover of £1,500 weekly - run entirely by staff.

Business £45,000 Ref MAL105699

### OUTDOOR CLOTHING ACCESSORIES, South Yorks.

Old established business occupying a busy trading position within busy town centre - owners retiring after approx 20 years. Super opportunity to acquire this easily run and very profitable business showing Net Profits in excess of £32,000 on accounts plus Directors remuneration of almost £5,000 on top. Premises held on lease with sensible rent. Very well patronised by a huge number of loyal repeat customers and many new ones. Taking £4,000 weekly.

SUPER OPPORTUNITY. Business £44,950 Ref MAL105700

### Fish & Chips, Doncaster. \*\*\* UNEXPECTEDLY RE-OFFERED \*\*\*

Superb modern fisheries situated in a commanding main road position, well populated area. Spacious, glass fronted sales shop with 3 pan range plus an array of first class commercial catering equipment. There is also a self contained 2 bedroom flat which is currently sub let. Premises held on lease. Taking £1,000/£1,200 weekly. Business worked in 5 very easy extended tea time openings. Tremendous potential to there to rake the BIG MONEY.

Business £39,950 Ref MAL105268

### Delicatessen, South Yorkshire.

Superbly fitted delicatessen which must be seen to be truly appreciated - fitted with top of the range equipment. The unit is situated in a busy indoor market which is bustling with shoppers most of the week. Premises held on lease. Taking £3,200 weekly. Other business interests forces sale - A SUPER OPPORTUNITY FOR THE RIGHT PERSON HERE. The fitting out costs far exceed the asking price of the business.

Business £39,950 FANTASTIC VALUE FOR MONEY Ref MAL105440.

### CAFE, SNACKS & SANDWICHES, Rotherham

This Cafe provides splendid facilities for the customers seating 14 customers with excellent kitchen and prep facilities providing the capacity to handle lots more business. Situated in a wonderful trading position on the fringe of Rotherham town centre. Good lease with reasonable rent. The business achieves a very good turnover of £1,800/£2,000 weekly with excellent customer base and huge potential to generate more turnover and profit due to expanding and developing area.

Business £34,950 Ref MAL105067

### NEWS, SWEETS, CARDS & TOBACCO, Sheffield.

Achieving a splendid turnover but is well capable of doing a great deal more. Taking £4,200/£4,500 weekly, N/S £1,600. Smart modern lock-up sales shop in a popular parade facing onto the main road through a well populated area. The shop is well fitted and can accommodate more product lines - scope here to boost sales and services. Genuine reason for sale.

Business £39,950 Ref MAL103901

### Sandwich Bar, Doncaster.

Impressive well equipped sales shop with preparation area and servery, eating in facility for 3 people. Self contained 3 bedroom flat. Old established business taking £1,200/£1,300 weekly - worked in very easy hours over a five day week. Genuine potential to increase. Super leasehold premises enjoying an excellent trading position in a well populated area on the fringe of town centre. Good lease with very sensible rent. Viewing recommended.

Business £29,950 Ref MAL105639.

### LADIES FASHIONS, Sheffield.

Super sales shop AND good centrally heated 2 bedroom accomm. The accommodation is completely self contained and may be able to be sub let if not required. The premises are leasehold and occupy a prime site within this busy shopping parade with lay-by parking - highly desirable village centre. Taking £2,000/£3,000 weekly - potential to increase by extending openings.

Business £25,000 Ref MAL104330.

### CAFE & SANDWICH BAR, Sheffield.

A super cafe seating 16 (could seat more) and sandwich bar operated from modern double fronted premises in this excellent trading position just off Sheffield City Centre fronting onto a very busy main road and surrounded by industry and commerce. Held on very sensible rent. Run in VERY EASY HOURS OVER ONLY A FIVE DAY WEEK and achieves a super turnover of £1,200/£1,500 but offers real scope for the right person to increase turnover and profits. A GREAT OPPORTUNITY - VIEWING RECOMMENDED.

Business £27,500 Ref MAL105697

### DISCOUNT ELECTRONICS, Sheffield.

The business achieves an excellent turnover in exceptionally easy hours over a five day week. Taking £1,500 weekly - working on good profit margins. Attractive spacious lock-up sales shop situated in a prime site in this very busy shopping area. Premises held on lease with very reasonable rent. Tremendous potential to expand. Owner retiring.

Business £19,950 - priced for quick sale. Ref MAL104961

### PICTURE FRAMING & GALLERY, Sheffield.

Spacious almost entirely glass fronted lock-up premises occupying a prime site in this bustling shopping district - corner high which is highly visible - passed by 1000s of shoppers daily. The business is currently run almost entirely by staff and offers tremendous potential for an enthusiastic working owner to take this successful business even further. Premises held on lease, sensible rent. Taking £1,600/£1,650 weekly - working on superb profit margins.

Business priced for quick sale at £19,950 Ref MAL104963.

### Hardware, D.I.Y., & Garden Products, Sheffield.

Smart lock-up, double fronted premises offering two spacious sales shops, well fitted with good cash up facility and excellent product displays. Business worked in easy hours and would benefit from extension of afternoon hours. Taking £1,700/£1,800 weekly. Working on good margins. The premises are held on lease with very sensible rent and occupy a highly visible trading location close to this very busy junction. Viewing recommended.

Business £17,950 ref MAL105634.

### INTERIOR DESIGN & HOME ACCESSORIES, Sheffield.

The business provides a wide variety of quality household decorative items, gifts etc along with a selection of furniture items and an association with a kitchen fitting company and a curtains and drapes business. Taking £1,000 weekly - FANTASTIC POTENTIAL FOR FURTHER DEVELOPMENT. Genuine reason for sale. Stunning double fronted lock-up sales shop facing onto one of the main roads through this well populated large village.

Business £9,950 Ref MAL103160.

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Thinking of buying a business, but not sure where to start?  
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### Business Opportunities

Opportunities in public transport

#### Tender for the Provision of Two Contracts to the Transport Executive:

- Automatic Doors and Roller Shutters Maintenance Services
- Lift and Escalator Equipment Maintenance Services

South Yorkshire Passenger Transport Executive is seeking to appoint suitably experienced providers of Automatic Doors Maintenance Services and Lift and Escalator Equipment Maintenance Services.

The contracts will be for an initial 3 year period with an option for the Transport Executive to extend for up to 2 further years.

Suitably qualified persons wishing to be considered for inclusion on the approved list of tenderers can obtain draft specifications and pre-tender questionnaires by contacting the Transport Executive at the address below:

Doug Johnson, Facilities Manager  
South Yorkshire Passenger Transport Executive  
Operations Infrastructure  
Rotherham Interchange, Frederick Street, Rotherham S65 1JN

Telephone: 01709 515755

The deadline for the return of questionnaires together with expressions of interest is 12.00 on 28 April 2006

Please be advised that the Transport Executive is a public body for the purposes of the Freedom of Information Act 2000.



### Commercial Property

**WORKSHOPS / OFFICES**  
To Let Sheffield up to 1000 Sqft  
07860 831 987

### Commercial Property

**TO LET SHOP or OFFICE Ecclesfield.**  
Suit a variety of uses.  
Approx 350 SqFt  
2 rooms  
0114 288 4302

### Commercial Property

**SHOP TO LET**  
Shopping parade location  
Sheffield 5 area. Low rent.  
Suit a variety of uses  
07866 270 512  
0114 233 2716

### THE BUSINESS PARTNERSHIP Call Now 0114 209 6205

WE SELL MORE BUSINESS LOCALLY THAN ANY OTHER AGENT. CALL NOW TO ARRANGE YOUR FREE VALUATION

**PRICE REDUCTION Florist (Sheffield)** Long established, beautifully presented, thriving upmarket INTERFLORA Florist with superb reputation in extremely desirable main road position at heart of prestigious area. Also retails large range of gifts, soft toys, candles etc. Business currently achieving sales of approx. £1,700 weekly with owner working limited hours. Real scope for further development. Unexpectedly offered for sale again at extremely realistic price. **Business: NOW - £24,950 + SAV. Ref: 1327/GT**

**NEW INSTRUCTION Off License (Ecclesall Road, Sheffield)** Beautifully presented, spacious and well-known Off License in fantastic, desirable Ecclesall Road trading position. Successful, modern, thriving business taking circa £9,000 weekly. Reasonably priced long secure lease available. Run entirely under management so good scope. Regrettably offered for sale for genuine reasons. Simply Must Be Viewed. **Business: £99,950 + SAV. Ref: 1347/GT.**

We are your local Agent selling more businesses locally than any other Agent. Call now to arrange your free valuation

### FOR SALE ENGINEERING BUSINESS

Long Established family company including free hold premises. Offered as a going concern with solid customer base. Sale arising through retirement of proprietor.

£450,000 o.n.o.

Replies to Box No SNL7278  
C/o Sheffield Newspapers York St Sheffield S1 1PU

### FOR SALE

Florists Sheffield 8 area on a shopping parade. Ideal for owner / worker. Includes stock at value plus vehicle, if required.

£5000 o.n.o

Replies to Box No 7267  
C/o Sheffield Newspapers York St, Sheffield S1 1PU

### TO LET

2 small studio workshops. Ground and first floor. In easy walking distance of Campo Lane. Available immediately.

£150 pcm each.

01298 85020  
07889 742 725

### NEWSAGENT PARKWAY MARKETS

Desirable monopoly position surrounded by trade warehouses with enviable passing trade. The area is currently under going further development with massive potential to increase sales. Held on secure council lease with very low rent and rates. Business is estimated to generate £30,000 net profit based on current sales, worked on low hours. Would benefit from the introduction of lottery. This business is not to be missed with excellent potential for future growth.

Tel 0796 7705 891 £29,950

### FOR SALE - SUB POST OFFICE

Busy lock up double fronted, on long lease South Yorkshire. Recently refurbished, 3 counter positions. Car Tax. Salary in excess of £45,000 Plus additional retail sales of £8 - £10,000 pa. Good potential growth, excellent foot fall.

£124,500 plus SAV

Reply to Box No 6903 C/o Sheffield Newspapers, York St. Sheffield s1 1PU

### SHOP TO LET

Large lock up shop 286 Prince of Wales Road, Sheffield 2 area. Low rent

0114 272 3049

### Shop/Workshop to Let

Dinnington - Laughton Road £130 pw

Contact: Claire Kersey  
0114 275 3260

### TO LET

4 office rooms with kitchen and bathroom facilities. Located on Chesterfield Road, Woodseats.

Rent £550 per month. Including rates.  
0114 258 8443

### TO RENT

Brand new Yard and Building 8000 Sqft Sheffield 9 Attercliffe area. Suit most uses.

0773 6635 714

### Wright Business Park Carr Hill, Doncaster

#### TO LET

Offices / Suites From £50.00 P W  
Business Units From £2.50 P Sq Ft  
All Sizes - 1000 Sq Ft To 110,000 Sq Ft

Facilities Include:  
Car Parking  
24/7 On Site Security  
Plus Monitored CCTV  
Easy Access And Terms  
Good Location Just Off Junction 3, M18, Near New B & Q

Also Available  
Approx 1000 Sq Ft Units  
Off Parkway  
From £120 Pw  
0845 222111  
07939 131184

#### WORKSHOP TO LET.

45 SqM inc power & running water. £100 p/w inc. water & rates. Also available. Show room, Middlewood Rd with storage & additional parking  
07802 974 731

### Business Equipment

### FOR SALE

Coca Cola plus Ice Cream fridges - 1000 dvd / VHS Films, complete computer rental system. Ideal for empty shop with good profit potential. Will sell separately  
Offers  
0794 462 9603

### Business For Sale

#### FOR SALE

**Hairdressing & Beauty Business**  
Main Road position  
Rotherham area  
For details  
07985 350340

### Commercial Property

**OFFICES & WORKSHOPS**  
Low monthly Rentals  
Plus newly refurbished start-up offices with car parking & central heating  
Cunningham Brown  
0114 275 4379

### TO LET

**Fabrication unit**  
4,000 Sqft.  
With 4 ton crane, Offices and Hard Standing  
35 Catley Road  
0114 272 6977

### TO LET

800 sq ft Unit/ Workshop 3 phase power, roller shutter door, Sheffield 6 area. Other Units and storage also available  
07973 319328  
0114 2854306