

Weekly Deals and Offers Bulletin



Court Guinness

I am delighted to re-launch "Weekly Deals and Offers" after a break of several months. I apologise that this publication has been away for so long. In this weeks issue I have seven pages of good quality businesses for sale across all sectors and an exciting array of other business opportunities.

I would like to take this chance to not only welcome back regular readers, some of whom have missed the publication but to welcome new readers to Weekly Deals.

Nest week's issue will be a "bumper Christmas Special and will feature an ever larger selection of opportunities. This issue will be published on the 19th of December. The content deadline for this issue is 18:00 15/12/2017.

Lastly it with some pleasure that I must tease a new offering to partners, clients and associates alike that will be launching on Thursday 14th December 2017.

The office will be closed for the Christmas holidays, from 22/12/2017, however I will be on call.

With warmest regards.

Court Guinness

Court Guinness Is The Confidential And Off Market Business Brokerage Specialist

39 Bedroom Hotel For sale.

Staffordshire, profitable boutique hotel, income from outbuildings, 35 acres land. £POA

South London Tube—News Kiosk

T/O £2,500 pw, scope to expand, lottery and oyster sales, multideck fridge, good fit out. Asking £25,000.

0% Finance for Christmas 2018! - Gift from me!

A Christmas Gift from myself and one of my favoured finance brokers working in partnership!!! [Click here for more info.](#)

Hotel For Sale - West London

I am delighted to advertise a 100 bedroom hotel in West London, Very close and convenient for London Heathrow Airport.

Social Media and Networking Business For Sale

My client is selling a unique business that offers business services and events to start up and early stage businesses. Our clients events are very well attended and create excellent gross profit.

iPhone and Android Apps required

My client owns a number of Apps for the iPhone and Android devices. My client wishes to expand his portfolio and wishes to acquire apps to add to his portfolio. If you have an app and wish to sell it please contact me for a chat.

Bournemouth Hotel

Coming on to my books very shortly is a charming Bournemouth hotel that is steeped in a rich history and prides itself on exceptional customer service. Situated close to both the world

famous beach and the city centre, a strong food offering compliments the business on offer. This opportunity would suit a strong operator who wishes to build on and enhance the reputation of this business.

18 en-suite rooms, bar, restaurant, parking, managers office and residential accommodation. Trade kitchen and smoking solution.. The hotel is well appointed and is structurally sound.

Care Home For Sale

Care Home, North London/Herts Borders. Excellent business. Retirement sale. £1.2 million. Prospectus available now.

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For any information on any of these deals, please contact me, Court Guinness on +44 (0) 7904 452543 or email court@courtguinness.eu



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Boutique B&B For Sale

Offered for sale is a lovely boutique bed and breakfast in situated in a delightful parish close to Birmingham in the county of Warwickshire.

The business is very profitable but has potential to expand on both profitability and turnover.

Highlights: 9 bedroom, 7 bathroom, 4 reception areas. The house is in excellent condition, close to rail links and within a small village close to Birmingham City Centre. The property has 12 acres of land with a swimming pool, stables and a 6 car workshop. Asking price £950,000 Prospectus and financials available shortly. Strictly confidential sale.

Coffee Van For Sale

Coffee Van For Sale - Good London Pitches, based on Piaggio Ape. £9,000 ONO

Wrexham—Leasehold

Lovely Gastropub for sale. Profitable. £67,000 Leasehold.

IT Recruitment Agency For Sale

I have been instructed to advertise a small 2 partner IT contract recruitment agency based in the Midlands for confidential sale. The business is profitable and the turnover for the year 2015 was £350,000. Net profit was 19% after tax and adjustments. The partners are open to all sensible solutions and deal composition proposals to aid exit.

Asking Price £: Open To Offers.

All interested parties will need to sign a non disclosure agreement prior to any information being released.

SW London Pub—Leasehold

Free of tie. Long Lease. Turnover £6,000 per week. Needs some work and development.

Confidential Sale.

Home Counties—Land Required

Our client requires a 1/3 acre rural plot where planning permission would be either available or obtainable for a small lodge type dwelling. Budget:

£Excellent Location within 55 minutes drive time from London SW19

Parking £85,000 Leasehold

For Sale—Dorset

4 shops and 5 flats over. Retail area total 2500 Sqft. For Sale. Pretty Dorset Market Town. Current Rental £32,000 PA.

Free Valuations

I offer a free telephone based no obligation valuation service. To take advantage of this offer simply call me on the number below!

Wanted! North West England

I need freehold office premises or retail developments for clients. Planning risks will be considered. Ideal location 1 hour drive from M6/M62 Interchange. Cash buyer. Budget £750,000

Solicitors Required

Solicitors required on behalf of brokerage clients, please contact me.



Free Breakfast Offer

Simply invite me to visit you one morning to investigate how you and your business and myself can work together and I will bring a good breakfast along for us all to share!

Simply email inboundbusiness@thep2set.co.uk to arrange an appointment.*

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Commercial Property Wanted

- I require A1 and A3 retail units nationwide.
- I require Land Nationwide Plot must be larger than 1 acre with road frontage.
- I require restaurant properties nationwide.
- Car Parks required nationwide.
- Mixed use property
- opportunities always wanted.
- Small hotels in Ireland wanted.

Excellent referral deals and excellent offers for property sourcers available. Please call me to discuss.

West Midlands

Highly confidential Hotel For Sale. Freehold. Very close to Birmingham International/NEC. Profitable. A road location. Please call for prospectus.

Cornwall

Cornish Country House Hotel, Stunning Facilities, Stunning Fit out. Location: Cornwall. Price: £2,250,000. Ref: A/CG/351/Y

Lifestyle Businesses

Lifestyle businesses always wanted for clients. Please call me to discuss

if you wish to sell. All Locations Considered.

Near Dublin Airport

The premises are situated on a main road approximately a 20 minute drive from Dublin Airport. This is two storey building totalling 290 square metres. The upper parts are suitable for residential accommodation to create a live/work environment. The ground floor comprises a shop and stores. The building is in need of updating and refurbishment. Outside there is off road parking for approximately 6 cars. Strictly confidential sale. Price €380,000

Cheshire

Leasehold Cheshire Hotel. Bar. 10 letting rooms. Garden. Smoking solution. Excellent Opportunity
Location: Northern England. Price: £55,000.

Property Required Northern France

My client are a delightful family who are looking to relocate to northern France. They need a business with a 3-4 bedroom property attached. Please call me for more info.

Donegal

Waterside development site 9 acres. For Sale €200,000

Sussex

Offered for sale on behalf of clients is a delighted village public house and store in a small typical Sussex village hamlet. The business is currently profitable with scope to improve turnover and profit. The building is grade II listed. Offers OIRO £600,000 Strictly confidential sale Prospectus available now!

Location: Sussex. Price: £ OIRO 600,000.

Wanted Derbyshire

Freehold Retail Premises with upper parts required – Derbyshire - All locations considered by our client

Petrol Station, Northern Ireland

Petrol Station and 5 bed dwelling house. For Sale, Freehold, Fuels sales of 5,000,000 litres per annum.

Attractive convenience store, ATM and Car Wash. £POA. Full details in office.

Virtual PA Required

Virtual PA required to work with me. Please contact me for more information.

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Kitchens!

Kitchen fitting company. South West England. Leasehold Shop. Excellent forward order book. Price excludes SAV. Location: Somerset. Price: £60,000.

South West London Convenience Store

The store comprises 400 Sqft retail space, stock room and staff facilities. The current business turnover is £6,500 per week. The retail area is well presented with good quality shelving, 2 fridges, a dairy unit, magazine and newspaper stands. A quality trade counter with tobacco deck, Paypoint, oyster card and national lottery completes the offer. Rent is £31,000 per annum Price £72,000 ONO Confidential Sale

Hairdressers For Sale

Hairdressers South East Essex. Well fitted throughout. Reception/waiting area for 6 customers. 6 positions with mirrors. Staff room. Leasehold. Keenly priced.

Camping Grounds Wanted—Wales

My client is seeking to return to their roots in Wales and are looking for a suitable camping ground to purchase to bring them an income, preferably with residential accommodation on

site. They have a good cash budget available.

Package of Websites For Sale

I have been instructed on behalf our client to dispose of the following sites either as a whole portfolio or in lots. This is a confidential sale. 1 Cycling website with forums, product catalogues, e-commerce and advertising revenue 1 Sporting goods website in a price comparison format 1 Adult "toys and games" website with excellent potential 1 Voucher, deals and blogging site targeted at the UK student market. Includes mobile apps. Asking price as a whole :£24,000. The vendor will split the above into lots.

Car Dealers Required

I have been invited to work with a car manufacturer from The Far East who have a range of Micro Cars under development. They wish to launch in the UK and are looking for dealers. If you are a car dealer that would like to take on a new range, please contact me to discuss.

Night Clubs

Distressed Night Club Required For Clients - Fully funded client ready now! Location: Southern England. Price: £ Please Call.

Consultants Required

I am currently expanding my network of trusted consultants. I am looking for consultants on a freelance basis that have at least 10 years business experience in the following areas:

- Project Management
- Project Planning
- Risk
- Start Up Advisory
- Diversification
- Business Coaching
- Marketing
- Operational Strategy
- Mergers and Acquisitions
- Business Health Check
- Corporate Planning
- Interim Management
- CRM
- Business Integration
- Change Management
- Business Planning
- Sales Development
- Strategy

Please contact me for further information.

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Cornwall

Cornish Country House Hotel, Stunning Facilities, Stunning Fit out. Location: Cornwall. Price: £2,250,000. Ref: A/CG/351/Y

Wanted! North West England

I need freehold office premises or retail developments for clients.

Planning risks will be considered.

Ideal location 1 hour drive from M6/M62 Interchange. Cash buyer.

Budget £750,000

Lovely Pub and Hotel Near Manchester For Sale Leasehold.

Just come in! 14 letting rooms. Pleasant location with good road frontage near good village. Lovely Food Offering. Restaurant. Bar, Good Parking. Beer Garden. Smoking Solution. Managers Office. 3 bed accommodation. Prospectus available in next 24 hours. Asking £89,950!

Leasehold Pubs Required In The Thames Valley!

All situations considered. Corporate cash buyer. Food offerings a bonus!

SW London Pub—Leasehold

Free of tie. Long Lease. Turnover £6,000 per week. Needs some work and development.

Confidential Sale.

Dublin 7 Retail

Convenience Store for sale, Dublin 7. Excellent passing trade and footfall. Potential to improve. Good weekly takings, excellent fitting throughout. Location: Ireland. Price € Please Call

CMS Developer Required

CMS Developer Required from Feb 2016.

Must be EU based. Must have Wordpress, PHPList, Mautic and Yetiforce experience as a minimum.

References required.

Offers

Consultancy Services

6% discount on all engagements over 30 hours if booked before 30 December 2017.

Advertising Offers

Free advertising is available in all editions of Weekly Deals and Offers until 30 January 2018. Please contact me for information on availability.

Franchise Maps

Are you considering setting up a dealer or franchise network, if so get certain franchise maps free, when you engage me before 30/01/2018.

Cloud Solutions

Nextcloud based solutions from £1.00 per user per month for the first 6 months.

Terms and Conditions apply.

Please call for more info.

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URGENTLY REQUIRED!



**Court
Guinness**

**Pubs, Hotels And Restaurants Urgently
Required. England Scotland, Wales and
Northern Ireland, Freehold or Leasehold**

I URGENTLY REQUIRE THE FOLLIWNG :

- ⇒ **Sites suitable for hotel development, conversion to hotel or “bar, kitchen & rooms” or exisiting hotels**
- ⇒ **Freehold or Leasehold Pubs**
- ⇒ **Freehold Or Leasehold Hotels**
- ⇒ **Restaurants Or Take Away Outlets**
- ⇒ **Joint Venture or Management Arrangement**
- ⇒ **Fully funded buyers waiting!**

All areas of UK and Ireland considered

**I operate a referral scheme and welcome
property sourcers to contact me as well.**

March 2017

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www.courtguinness.eu



T: +44 (0) 7904 452543

E: court@courtguinness.eu

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2, Laurence Court
Rosedale Road,
Epsom, Surrey KT17 2JQ



PROPERTY URGENTLY REQUIRED

PROPERTY URGENTLY REQUIRED | URGENTLY REQUIRE THE FOLLIWNG THROUGHOUT THE UNITED KINGDOM AND IRELAND:

- **Sites suitable for takeaway food retail with good footfall.**
- **Sites suitable for on and off premise food retail.**
- **Dilapidated sites and planning risks suitable for redevelopment.**
- **Sites larger than 1 acre suitable for retail redevelopment with road frontage.**
- **Mixed sites suitable for redevelopment.**
- **Sites suitable for residential development**

All locations considered. Planning Risks Considered

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March 2017

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Full information including prospectuses, financials and particulars are available in consultation with me.

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