

Business Opportunities

Trades

Technology

Pubs Tourism

Van Based Businesses

Businesses For Sale

Advice

Joint Ventures

Internet Businesses

Shops

Businesses Wanted

Property

Retail

Investment Opportunities

Offers

Leisure

Websites

Comment

Catering

Micro Finance

Private Equity

Dealerships

Retail

Land

Hotels

Freelance Opportunities

Restaurants

Effort-Equity Swap

Resale

Franchises

Over £225 Million of business opportunities in this issue!

The Trade House

The Home Of Great Business Opportunities and more...

Hopefully The Brightest Business Listings In Europe

## FREE DIGITAL MAGAZINE!

Inside:

- Top tips for buying a Lifestyle business
- Over 150 Business Opportunities
- Special Offers
- 4 Opportunities to work with Court Guinness
- Lots of interesting business content
- A large number of Pubs, Hotels, Restaurants.
- A large number of technology businesses
- Business Opportunities in the UK, Mainland Europe and the USA
- Business Opportunities to suit all Budgets
- Business Opportunities range from £50 to £31,000,000
- Lots of property deals



Price: £FREE!

Issue No: 5

Edition: November 2018

Court Guinness

<https://courtguinness.com/the-trade-house/>

## The Trade House Business Opportunities For All



# Court Guinness

Hopefully The United Kingdoms Biggest And Brightest Business Opportunities Free Sheet

### Contents

Welcome	3
General Business Opportunities	4,5,7-9, 11 ,14, 17, ,21, 24, 26,28, 30, 32, 34, 38 –41,
Lifestyle Business Tips	12-13
Partner Programs	15
Who buys Lifestyle Businesses	18-20
Our Story	23,
What IS Happening In retail?	27,
Property	40, 41
Trade Counter	31,52
Intellectual Property	41
Unusual Businesses	41
Technology	42
USA	42
Consultancy	43
Van Based Businesses	44
Joint Ventures	44
Projects	45
Asset Sales	45
Dealers and Resellers	46
Far East	46
Franchising	47
From The Office	48-54
Information	56

### Publishers Picks

#### \*\*\* Business Opportunity Of The Month \*\* Estate Agency Businesses Wanted To Buy

Our QC Client wishes to purchase estate agency and lettings agency businesses in the South of Wales. Our client is a fully funded cash buyer and is looking to extend their reach in Wales. Contact us for more information.

**Qualified Confident Ref: 01118/006**

#### \*\*\* Business Opportunity Of The Month \*\*

#### \*\*\* SPOTLIGHT \*\*\*\*\*

#### Zapier Expert Required

A Zapier Expert is required to create multiple custom integrations for a new company. Estimated 21 man day effort. Full details under NDA

**Qualified Confident Ref: 0918/013**

#### Hostel and bar, Nr Marbella, Spain

40 bed waterside hostel in trendy and popular resort near Marbella. Well fitted bar with food offer and live music. Trades Well. €900,000 Freehold

**Qualified Confident Ref: 0718/01**

#### Regional Manager Required

Regional Manager required to work with Court Guinness for London and the South East. Please contact me for more information.

**Qualified Confident Ref: 01018/001**

#### \*\*\* SPOTLIGHT \*\*\*

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For any information on any of these deals, please contact Court Guinness on +44 (0) 7904 452543 or email [tradehouse@courtguinness.com](mailto:tradehouse@courtguinness.com)



## The Trade House



# Court Guinness

I must start by thanking the 7143 unique readers of the September edition for their readership and even more for their further enquiries.

Our continuous improvement plan remains, this month sees the addition of some lovely new content and sections. We will be building this out further over the coming months.

If you would like to write for The Trade House I would be delighted to hear from you. In fact I am always delighted to hear from readers with constructive feedback on the magazine too.

As I close I am delighted to announce that we now carry over £225 million pounds worth of business opportunities in this magazine every month

The business opportunity with the least value has a value of just £10 and our largest opportunity is priced at £32,000,000!

With warmest regards.

*Court Guinness*

### Hopefully The United Kingdoms Biggest And Brightest Business Opportunities Free Sheet

#### Disclaimer

Court Guinness and for the vendors of this business whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Court Guinness has any authority to make or give any representation or warranty whatever in relation to this business.

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### NEXT ISSUE!

**The next issue will be published on:  
28/11/2018**

**Advertising and content deadline:**

**23/11/2018 @ 18:00**

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## The Trade House Business Opportunities For All



# Court Guinness

Hopefully The United Kingdoms Biggest And Brightest Business Opportunities Free Sheet

## Business Opportunities and Deals

### General Business Opportunities

#### \*\*\* Business Opportunity Of The Month \*\*

##### Estate Agency Businesses Wanted To Buy

Our QC Client wishes to purchase estate agency and lettings agency businesses in the South of Wales. Our client is a fully funded cash buyer and is looking to extend their reach in Wales. Contact us for more information.

**Qualified Confident Ref: 01118/006**

#### \*\*\* Business Opportunity Of The Month \*\*

##### Mixed Use Scheme For Sale Bedfordshire

Nice mixed use scheme for sale in good Bedfordshire town. Retail to ground to ground floor and residential to 2 floors above. Yield 6.19%. £POA

**Qualified Confident Ref: 01118/006**

##### 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.

**Qualified Confident Ref: 0818/007**

#### 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

**Qualified Confident Ref: 0718/77**

#### West Midlands

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

**Qualified Confident Ref: 0718/78**

#### Cheshire

Leasehold Cheshire Hotel. Bar. 10 letting rooms. Garden. Smoking solution. Excellent Opportunity

Location: Northern England. Price: £55,000.

**Qualified Confident Ref: 0718/79**

#### 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.

**Qualified Confident Ref: 0718/85**

#### Kitchens!

Kitchen fitting company. South West England. Leasehold Shop. Excellent forward order book. Price excludes SAV.

Location: Somerset. Price: £60,000.

**Qualified Confident Ref: 0718/86**

Continued on next page

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### Required—API Developer

My clients are currently "in-flight" on an exciting joint venture. They require a skilled developer who has developed an API previously with good C# and PHP skills to work with them on a freelance basis. Excellent rates. Please contact me for more information.

**Qualified Confident Ref: 0718/87**

### Demolition Contractor For Sale.

Based South of England. Prime contracts and good forward order book. Asking £350k

**Qualified Confident Ref: 0718/88**

### 5 Web Hosting Businesses Required!!!

Following instructions from clients we are looking for 5 web hosting companies preferably based within the European Union, however other locations may be considered. The financial status of the business is not a concern for most of the clients and some may well consider businesses trading at a loss. All of our clients will consider businesses valued to £125k (UK sterling or equivalent). Please note these are 5 different requirements from 5 different clients. If you are looking to sell your web hosting business please do contact us in the first instance.

**Qualified Confident Ref: 0718/90**

### 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

**Qualified Confident Ref: 0718/91**

### Close To Dublin—Hotel/Leisure Complex

HOTEL & GOLF RESORT Georgian Manor House Golf Resort property for sale, could be perfect to turn into a Fractional – Holiday Ownership project. Hotel, Golf Course, Club House, Fully Modern Leisure Centre, Self Catering Units. Planning permission to expand the property if required. Guide Price around €3.3 M euros only. Needs refurbishment – upgrading Location 50 miles from major international airport.

**Qualified Confident Ref: 0818/008**

### Retail Property Investment, Newcastle

Large freehold retail investment. Currently let to three strong national retailers. Rental income is £83,000. Asking Price £950,000.

**Qualified Confident Ref: 0818/02**

Continued on next page



Unless otherwise stated commercial finance can be arranged for most business opportunities listed in this newsletter. Contact us and we will introduce you to our panel of brokers.

For any information on any of these deals, please contact Court Guinness on +44 (0) 7904 452543 or email [tradehouse@courtguinness.com](mailto:tradehouse@courtguinness.com)





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### 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

**Qualified Confident Ref: 0718/107**

### 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

**Qualified Confident Ref: 0718/81**

### Large West Yorkshire Property Portfolio

Over 250 properties in West Yorkshire, full spec available from office 5.95% GP Yield. This very manageable portfolio is coming to market owing to the retirement of the owner. £ POA.

**Qualified Confident Ref: 01118/005**

### 48 Bedroom Hotel—Blackpool

Hotel requiring refurbishment in Blackpool, Lancashire. For Sale. Currently profitable but in need of inward investment. Asking £550,000

**Qualified Confident Ref: 0718/49**

### Camper Van Hire Business For Sale.

Easily relocatable. 8 modern Volkswagen Camper vans. Nice forward order book. Bookings already confirmed for 2019. T/o 250K. Scope to improve and expand. Asking

Price £POA

**Qualified Confident Ref: 01018/002**

### Small North Yorkshire Hotel

The P2 Set are delighted to offer via highly confidential off market sale a delightful 26 bed hotel in North Yorkshire. The hotel comprises, 26 en suite rooms. bar/lounge, breakfast room/restaurant, trade kitchens, managers office, laundry and 2 storage barns. Current turnover for this lovely hotel is £85,000. Location: North Yorkshire. Price £500,000.

**Qualified Confident Ref: 01018/017**

### Diving School For Sale

Diving School, Charter and Shop – South East England. Lovely business scope for expansion. Location: Hampshire. Price £250,000 . Ref: B/BROK/482/Y.

**Qualified Confident Ref: 01018/016**

Continued on page 8



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# THE COMPUTER TECHNICIAN



Due to all of my computers being used or refurbished they are better for the environment than new, whilst being business grade quality machines.

Please use the [sales](#) page to browse my latest stock .

My stock is updated frequently.

The Computer Technician  
3 Northfield Way  
Retford  
Nottinghamshire  
DN22 7L

01777 701259 / 07814322066

[martin@thecomputertechician.co.uk](mailto:martin@thecomputertechician.co.uk)

Phone Support 6 days a week

# 01777 701259

## USED & REFURBISHED LAPTOPS / COMPUTERS

### NATIONWIDE DELIVERY ON ALL ITEMS

#### **Acer Mini (very small pc) Veritron N282G**

**£70.00**

Used Windows 10 Pro , A tiny pc click on image, Intel Atom 1.8ghz , 320gb hard drive, 4gb Ram. A very small mini pc with HDMI port also a serial port and many USB ports.



#### **Dell E6320 i5 Laptop Windows 10**

**£195.00**

A Dell Core i5, Professionally Refurbished Business grade Laptop. This is an Executive grade laptop.. Loaded with windows 10 Pro. With 4gb Ram and a 320gb hard drive and DVD-RW



#### **Dell Latitude 3440 i3 Laptop Windows 10 Pro**

**£250.00**

A Dell Latitude 4th Gen Core i3, Professionally Refurbished Business grade Laptop. This is an Executive grade laptop . Loaded with Windows 10 Pro. With 4gb Ram and a New 240gb Solid State drive and DVD-RW



#### **HP 250 laptop Win 10 Home core i3**

**£195.00**

HP 250, Core i3, Used Laptop. Loaded with Windows 10 Home. With 4gb Ram and a 250Gb hard drive and DVD-RW



#### **HP Pro 3500 Core i3 Tower**

**£175.00**

A nice HP Pro Tower PC with Windows 10 Pro Click on the picture. Good for home and work, Business build quality Computer. Intel i3 processor 3.3 ghz, 4gb ram, 500gb hard drive and a DVD-RW.



## The Trade House Business Opportunities For All



# Court Guinness

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### Television Series Seeking Investors

Television series seeks investors - Nice Opportunity.  
Location: London. Price £15,000.

**Qualified Confident Ref: 01018/014**

### Street Food Business For Sale

Street Food – Bratwurst – London – For Sale! Great pitches - great business. Location: London. Price £28,000.

**Qualified Confident Ref: 01018/015**

### Fishing Lake For Sale

Fishing Lake for sale – Northern France - 40 mins drive from Calais - Excellent Potential. Location: France. Price £125,000.

**Qualified Confident Ref: 01018/013**

### Micro Brewery For Sale

Micro Brewery For Sale. In opinion of our chief broker the product range takes some beating!. Location: Sussex. Price £24,000. Ref: B/CG/330/Y.

**Qualified Confident Ref: 01018/012**

### IT Company For Sale

For sale is a small IT support and consultancy business that specialises in supporting SME's in South and West London. Along with Cloud Services and Specialist Microsoft System Center consulting services to larger organisations. This is a highly confidential sale. Location: London.

**Qualified Confident Ref: 01018/011**

### 3.5 Acre Waterside Site

Nice waterside site in Hampshire available. Good connections and communications. Excellent development possibilities STPP.

**Qualified Confident Ref: 01018/004**

### Master Franchise Food Retail

Advertised on behalf of a successful fast food operation with ambitious expansion plans is the Master Franchise for a new fast food retail concept for the UK and Ireland. Estimated Deal Level £500,000

**Qualified Confident Ref: 01018/005**

### Office Required - Warwickshire

Small Office Required in Leamington Spa or Warwick. 200-300 Sqft. Immediate occupation required

**Qualified Confident Ref: 01018/006**

### Sites For Educational Purposes

Required UK wide are sites between 20,000 and 200,000 sqft GIA. Excellent introducer fees available.

**Qualified Confident Ref: 01018/003**

[Continued on next page](#)

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### Specialist Chocolate Shop Northern France!

Escape the rat race with this lovely chocolate shop in a nice coastal village in northern France. Good trading position. Well presented shop, prep and staff areas, outside seating licence, fully equipped, profitable. Asking €38,000

**Qualified Confident Ref: 0718/40**

### Large HMO Portfolio For Sale.

Advertised on behalf of Clients 23 HMO properties in the Teeside area. Good yields.

**Qualified Confident Ref: 0718/41**

### Required—Warwickshire

I am currently working on behalf of a career changer in his mid forties who is looking to purchase a lifestyle business in Warwickshire. He has a number of ties to the area and wishes to relocate to Warwickshire and purchase a lifestyle business to see him through to retirement. He has a budget of £75,000 plus working capital and fees and is an unhurried purchaser. He will also look at purchase options. I am the sole broker on his behalf.

**Qualified Confident Ref: 0718/42**

### Industrial Space Required—Surrey— London Borders

On behalf of a client I require light industrial space extending to a minimum of 2000 Sq ft. + parking in the following areas: Chessington, Tolworth, Epsom, Ashted, Cheam, Sutton. Please call me for more info.

**I HAVE SIMILAR REQUIREMENTS IN SAME AREAS—PLEASE CALL FOR MORE INFO!**

### Qualified Confident Ref: 0718/92

### Bespoke Printer Producer

Our client has instructed us to sell a small business that produces bespoke printers as a going concern. The current business while profitable requires a fresh injection of capital and forward thinking management in order to refresh the business. This would make an ideal bolt on for an established technology business. Prospectus available now. Very confidential instruction.

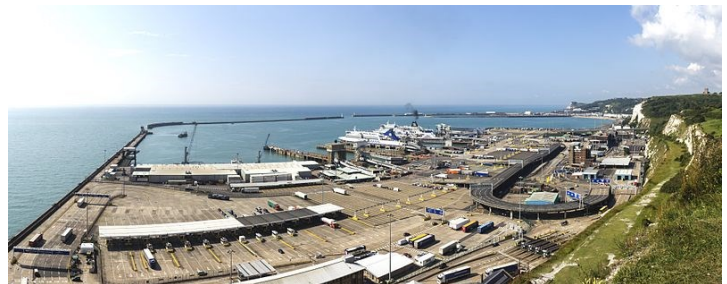
**Qualified Confident Ref: 0718/93**

### Mother And Baby Website For Sale

Offered as a confidential sale is a smart website with a good domain name achieving in excess of 3000 visitors per month with a sound conversion rate. This is complemented by a product database of over 5000 products. Good on page and off page SEO and social media marketing could be exploited further. Confidential sale. Prospectus available. Asking £6,000 ONO

**Qualified Confident Ref: 0718/94**

Continued on page 15



## The Trade Lounge Is Now Live!

The Trade Lounge Brings a social element and context to doing business and deal making. <https://courtguinness.com/register/>

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# PROPERTY URGENTLY REQUIRED

The Trade  
House

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Business Opportunities  
and more...

## PROPERTY URGENTLY REQUIRED

**WE URGENTLY REQUIRE THE FOLLOWING 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**

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

October 2018

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

For any information on any of these deals, please contact Court Guinness on +44 (0) 7904 452543 or email [tradehouse@courtguinness.com](mailto:tradehouse@courtguinness.com)

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## The Trade House Business Opportunities For All



# Court Guinness

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### Coming Soon—Golf Course—Northern Ireland

Coming to the market very shortly is a good golf course complete with club house and shop in Northern Ireland. There is also a small parcel (0.45 acre) of empty land with potential for other uses subject to the relevant permissions being obtained.

The golf course performs well and is popular locally. The club house does a strong trade and is in demand for events such as weddings and conferences. The shop also performs well. Strictly confidential sale. Guide £550K

**Qualified Confident Ref: 0718/95**

### For Sale—Newsagents, Middlesex.

Nice Leasehold newsagents in good area, 1200 Sq ft. T/O £6,000 per week. Scope for improvement. Oyster, Lottery, BillPay and more. Refitted 2016. Confidential Sale. Asking £69,995.

**Qualified Confident Ref: 0718/97**

### 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.

**Qualified Confident Ref: 0718/98**

### North London Lettings Agency

North London lettings agency for sale. 350 properties under management . T/O £400K. Asking £525,000

**Qualified Confident Ref: 0818/036**

### IT Contracting Website For Sale

Quick Sale Required, Well Priced, Excellent hit and retention rates. Ideal bolt on.

**Qualified Confident Ref: 0818/011**

### Coffee Shop, Teeside

Lovely small takeaway coffee shop on Teeside for sale. Some scope to improve and extend offering. Asking £11,500.

**Qualified Confident Ref: 0818/034**

### Florist Shop, Liverpool

Lovely small florist for sale in area with good footfall, good scope for improving turnover which is currently very low. Asking £9,500.

**Qualified Confident Ref: 0818/034**

### Portfolio Of Care Homes For Sale.

Midlands, Northern England. All profitable. Excellent Sites. Good CQC ratings.

Further Information on Request.

**Qualified Confident Ref: 0718/43**



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With three generations of accountants and bookkeepers we can proudly say that accounting runs in our blood. As a small, family run business that specialises in businesses just like ours - sole traders and small to medium sized organisations, we understand needs and challenges small businesses are facing better than big corporations. We are more than just accountants and bookkeepers; with our expertise and skills we can help your business thrive.

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The biggest advantage, however, is offering our services via cloud. This means the information is accessible to both the accountant and the business owner on any device at any time. We are MTD -Compliant.

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- Tax Returns
- Accounts Preparation (Statutory and Management Accounts)
- Tax Planning and Advice
- VAT
- Payroll
- Advice on Employment Status
- Registration as a Sole Trader
- Company Formation
- Budgeting and Forecasting
- Benchmarking
- Virtual Accounts Department

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## The Trade House Business Opportunities For All



# Court Guinness

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### Tips For Buying A Lifestyle Business

Since March last year I have received an increasing number of enquiries for “lifestyle businesses” from families where the main wage earners hold respectable jobs with large companies in the London and Home Counties areas.

These people are looking to move away from the stresses and strains both of increasingly demanding and stressful work situations and of London and the stresses that the big city brings in day-to-day life. These people are looking not only for a new career but also for a new life for them and their families.

This is a very big step to take and should not be taken lightly. So what should you do if you feel like “going it alone” and getting away from a stressful career?

First off, do not make the decision lightly. Talk to family, friends and significant others, gain their insight, opinions and advice. We would recommend that you do not discuss this with work colleagues.

Secondly, do your research in terms of what you will do next, investigate setting up on your own and or purchasing an existing business. In fact do crazy amounts of research! Give these first two steps a large amount of time. Investigate all the options.

Thirdly. Get your finances in order and take good financial advice. I have some good Independent Financial Advisers on my panel and I welcome more to join me. Use this advice and everything you have gained in the previous steps to influence actions and decisions in the next steps. Work out if you will need additional finance and also work out if you can afford repayments.

Fourth step. Fix your budgets and resolve to stick to

them. Do not underestimate the costs of professional fees such as consultants, accounts, solicitors and surveyors. Make sure you factor everything in. Remember also at this point to factor in time from annual leave allowances for the following steps. Whilst doing all of this be sure to keep your immediate family up to date and involved.

Fifth Step. This is where the fun really starts! For those looking to buy a business, its time to go out there and start to find the dream. Start talking to brokers and registering with them now.

A good broker will want to ask a lot of detailed questions, so be prepared for this. Also look at asking a broker to find you a business that may not be on the market yet. I along with my extensive Network can help you here. You may find you end up doing quite a lot of traveling to and from different opportunities.

Continued on next page.



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### Tips For Buying A Lifestyle Business

If possible visit the business as a customer first incognito. This will give you a feel for what the business is really like.

Once you have found your ideal business, make an offer and inform your solicitor and accountant at this point.

A good broker will work with you and your advisers closely to achieve a good outcome. At this point it may seem that the wheels are grinding very slowly. This is normal. Remember to take plenty of time to relax during this stage and also to spend time with family and significant others, you may be surprised at how much help they can be.

You can start thinking about your resignation letter at this point and arranging those leaving parties with the colleagues you have worked with for so long. Don't forget to drop a few discount vouchers around for the new business!

Once you have taken over the business and relocated, you need to work hard to make a go of the new venture but do enjoy it and make the dream work for you.

On completion day do remember to have enough funds available for any eventuality especially if the business is sold SAV (you will need to pay for remaining stock at that point in cleared funds, before you can take ownership).

Please also note that you may not get credit facilities from suppliers that are enjoyed by the current owners so you may have to pay for new supplies there and then or up front.

This the most important time for you to start building long lasting relationships with the existing client base and this

should be undertaken before making any drastic changes to the business.

After this it is important to build and acquire new clients and change the business as you wish whilst being careful not to upset the existing clientele.

Remember though to take regular time out from the business to relax and refocus. This will also help you if times get tough.

If you are taking the route of wanting to buy a lifestyle business and would like to know more then please do not hesitate to contact me in the strictest of confidence for a chat or to arrange to meet up for a confidential chat face to face over a cup of tea.



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## The Trade House Business Opportunities For All



# Court Guinness

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### IP For Sale - HR Software

Intellectual Property and all rights for Human resources SaaS infrastructure. Please call for more information.

**Qualified Confident Ref: 0718/121**

### Data Centre For Sale

Data centre for sale near Cardiff. Advertised for clients. Asking price £4,000,0000

**Qualified Confident Ref: 0718/46**

### Required For Clients, County Cork

Required For Clients – Hotel Premises - County Cork – Ireland - Excellent budget available!. Location: Ireland. Price €Please Call . Ref: B/CG/64/Y.

**Qualified Confident Ref: 0718/47**

### Computer Sales and Repair Business For Sale – Scotland

Offered for sale on behalf of clients is a well established Computer Sales and Repair business in Scotland. The business benefits from a strong client base comprising small businesses and individuals. It is partnered with a small hosting/web design and SEO consultancy which is for sale separately. The business benefits from a strong trading position and has only traded at a cash flow loss once in the past five years. The premises comprise a striking shop front with a good sales area to the front, a workshop, 2 small offices and relevant staff facilities. Asking Price £POA.

**Qualified Confident Ref: 0718/54**

### 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 Prospe-

tus available now! Location: Sussex. Price: £ OIRO 600,000.

**Qualified Confident Ref: 0718/84**

### Halifax Nova Scotia, Canada

Our clients family is relocating shortly to Halifax, Nova Scotia and our client an experienced businessman has asked us to find a business for him to purchase either in Halifax or very close by. Our client is open to all prospects and has a good cash budget. This is a confidential instruction. If you are wishing to sell a business in Halifax, Nova Scotia, Canada, please contact us.

**Qualified Confident Ref: 0718/48**

### Pizza Delivery Business, North East Surrey

Nice pizza delivery and take away business for sale. Trades well, very profitable, good local reputation, new delivery bikes (2018). Good shop front, excellent passing trade. £135,000

**Qualified Confident Ref: 0918/010**

### Office Furniture

Office furniture and fitting required for 400 Sqft unit in Warwickshire. Full Specifications on request

**Qualified Confident Ref: 0918/014**

### Convenience store, Kent

2000 Sqft, bright airy trading area, chest freezer, multi-deck chillers, shelving, tobacco gantry, CCTV, Lottery, BillPay, DPD, £9500 PW T/O £275,000 +SAV Leasehold

**Qualified Confident Ref: 0718/04**

[Continued on page 18](#)

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# The Trade House

## Partner Programs

### Programs

I am both proud and delighted to announce the launch of the following programs for 2018.

I have three programs available for individuals, businesses and organisations to work with me. [DealNet](#) access is also available to verified businesses and people.

#### Partner Program

Suitable for very large companies this allows your company to be at the top table when I am putting together joint venture deals or procurement opportunities and get a head start on your competitors.

#### Representative Program

My [representative program](#) allows individuals to earn commission on the following in the areas in which they live and work and surrounding areas too.

Commissions can be earned on the following:

Business Sales  
Property Sales  
Joint Venture Deals  
Partner Sales  
Consultancy Sales

Virtual Office Sales

Personal Cloud sales

Referring Clients

Appointments are on a "county basis"

**Court  
Guinness**  
Authorised  
Representative  
2018

#### Associate Program

My [associate program](#) is available to any business who wishes to be a part of the many deals I have available from June 2018. Membership is open to any business and any trade and all participants have the option of having their business advertised on this website. If you would like to derive income and new customers or clients from working with me then the associate program is for you.

For more information please [click here](#).

**Court  
Guinness**  
Associate  
2018

#### DealNet

[DealNet](#) is a new online collaborative method for deal making.

DealNet access is available to anyone participating in deals or sales facilitated by Court Guinness or any partners or associates.

DealNet is now live and accepting registrations.

For more information on any of these programs, please use the form below to contact me.

These programs represent a new way of collaborative working on exciting projects throughout the United Kingdom and Mainland Europe and are designed to allow businesses both large and small and individuals access to the varied range of projects I work on, day in and day out I look forward to working with all partners, representatives and DealNet participants in the future.

**Access to all of  
these  
programs is  
FREE OF CHARGE.**

<https://courtguinness.com/programs/> ▪ <https://courtguinness.com/register/>

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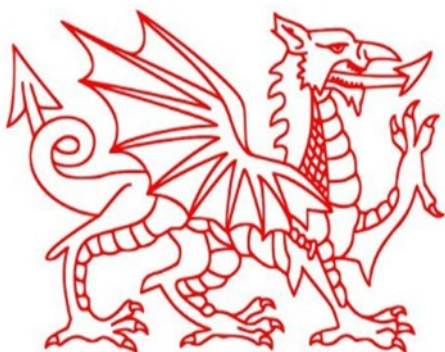
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Email me at: [pnswindowcleaning@gmail.com](mailto:pnswindowcleaning@gmail.com)



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**We supply you with  
everything you  
need and are there  
for you whenever  
you need us.**

**OWN VAN  
REQUIRED**



## The Trade House Business Opportunities For All



# Court Guinness

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### Zapier Expert Required

A Zapier Expert is required to create multiple custom integrations for a new company. Estimated 21 man day effort. Full details under NDA

**Qualified Confident Ref: 0918/013**

### Midlands Car Sales.

A nice large car sales plot (c 18 cars) and three bedroom family home for sale. Specialises in French and German Cars. Densely populated Birmingham Suburb. Asking £299,950 +SAV

**Qualified Confident Ref: 0918/005**

### 1.2 Acre Site London.

1.2 Acre site. Existing Buildings totally 120000 sq. ft. 9 % yield. Single tenant let. Potential for redevelopment when current lease ends in 2022. Excellent and sought after Central London location, close to major transport hubs, business district and attractions. £POA

**Qualified Confident Ref: 0918/006**

### New Product Ranges Required

The Trade Counter are looking for new products for their thriving B2B offering. For more information please contact The Trade House Office. Only 5% commissions payable!

**Qualified Confident Ref: 0918/006**

### Art Retail, Nationwide

Our client a art retailer seeks space for freestanding racks in retail units with good ABC footfall. Racks are fully stocked with a range of 8x10 prints. 30 % Commissions available.

**Qualified Confident Ref: 0918/004**

### North London Lettings Agency

North London lettings agency for sale. 350 properties under management . T/O £400K. Asking £525,000

**Qualified Confident Ref: 0818/036**

### Mobile Phone and Vape Shop, Bedfordshire

Nice 500 Sq ft. Mobile Phone and vape shop. Specialising in mobile phones, accessories and repairs and also vape kits and liquids, good location with strong footfall, Asking Price £17,995

**Qualified Confident Ref: 0918/002**

### Coffee Shop, Teeside

Lovely small takeaway coffee shop on Teeside for sale. Some scope to improve and extend offering. Asking £11,500.

**Qualified Confident Ref: 0818/034**

### Florist Shop, Liverpool

Lovely small florist for sale in area with good footfall, good scope for improving turnover which is currently very low. Asking £9,500.

**Qualified Confident Ref: 0818/034**

### Blocks Of Self Contained Flats Wanted

I.J.S Property are actively buying freehold blocks of self contained flats with between 6 and 32 units, We are also looking to buy former care homes or those approaching closure with between 14 and 30 units. Contact Ian Speers on +44 (0) 7817 957273 or email: [i.speers@yahoo.co.uk](mailto:i.speers@yahoo.co.uk)

Continued on page 22

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## The Trade House Business Opportunities For All



# Court Guinness

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### Who buys Lifestyle Businesses/

In my latest "Throwback Thursday" I Look at career changers who buy lifestyle businesses.

I talk a lot here about career changers who want to buy lifestyle businesses.

I openly advertise for people who want to sell their lifestyle business to contact me as I have buyers available. I receive enquiries on a weekly basis from potential buyers who want to leave their current careers behind to work on a lifestyle business for me to act for them in a confidential capacity.

**Who wants to quit a good career for a lifestyle business?**

**WHO ARE THESE PEOPLE AND WHAT DO THEY LOOK LIKE?**

I took my last 12 months data and extrapolated some figures from it combined with checking some facts with the individuals involved. This data is also compiled into a 27 page report which can be made available to qualified parties.

**SO LET US TAKE A CLOSER LOOK AT THESE PEOPLE AND THEIR PROFILES.**

First of all we can look at age groups:

Age range	Percentage
under 30	2.13%
30 – 40	16.31%
40 – 50	40.43%
50 – 60	29.08%
60 +	12.06%

Here we can see that the desire for change peaks between the ages of 40 and 50. Much of this age range will have worked for over 20 years. This is one driver for change.

Next we can take a small glimpse at life at home.

Home Life	Percentage
Single	7.80%
Co-Habiting	28.37%
Married	21.28%
Married With Children	42.55%

The full report reveals that the stronger the home life in terms of family the desire for a quieter life away from London life strengthens.

Let us now take a look at the staff grade of these people.

[Continued on next page](#)

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## The Trade House Business Opportunities For All



# Court Guinness

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### Who buys Lifestyle Businesses

Grade	Percentage	Annual Salary	Percentage
Non-management Junior Grade	2.13%	< £50,000	5.67%
Manager	51.77%	£50,000 – £75,000	29.08%
Director	21.28%	£75,000 – £100,000	55.32%
Vice President	6.38%	£100,000 – £200,000	5.67%
Other senior grade	18.44%	Over £200,000	4.26%

At manager level the desire to change career peaks. Let us also look at their working locations.

We can see from these figures that the desire for change is strongest in the £50,000 – £100,000 pay bracket. Just before we move on from who wants to change career let us look at the sectors that they work in:

Work Location	Percentage	Sector	Percentage
Canary Wharf	28.37%	Banking	24.82%
Home	4.96%	Legal	10.64%
London City	35.46%	Accountancy	14.18%
London Other	9.93%	Professional Services	35.46%
London West End	14.18%	Other	14.89%
Other	7.09%		

When I started looking into this I did not expect Canary wharf to show such a high result.

I was surprised by the figures here when I added everything up. Professional Services features more highly than banking. However I remember some of my earliest clients in the lifestyle business sector who are also career changers. Mostly 40-50 years of age. Manager Grade. Settled or married mostly with children and earning up to £100,000 a year!

As we carry on looking at the current make-up of the individual looking to change career in to a lifestyle business we can now take a look at annual salaries.

**Now that we have looked at who the career changer is. Let us look at where they wish to be in life.**

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# The Trade House Business Opportunities For All



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## Who buys Lifestyle Businesses

First of all let us look how much they are looking to invest in a lifestyle business.

Budget	Percentage
Less than 50,000	4.26%
£50,000 – £100,000	21.28%
£100,000 – £250,000	24.82%
£250,000 – £500,000	39.01%
£500,000 – £1,000,000	8.51%
Over £1,000,000	2.13%

A number of people we speak to take into account the difference in price between housing cost within reasonable commuting distance (<1 hour) of their primary working location and their desired location when changing career. Lastly for this part of my report let us look at the locations where people are looking to relocate to and base their new lives.



Preferred Locations	Percentage
Central England	8.51%
Europe	4.96%
International (Non Europe)	3.55%
Ireland (Northern and Republic)	5.67%
North East England	7.09%
North West England	6.38%
Scotland	14.18%
South East England	14.18%
South West England	24.82%
Wales	10.64%

It is worth noting the following. Those considering relocation outside of the mainland (England Scotland and Wales) generally have very strong family and social ties to their preferred location. Scotland also sees this trend with the South West being an idyllic and profitable choice, whereas South East England is seen as a "safe bet".

This is all for this part of my report.

I have compiled a lot more data and will share this on this website in due course.

I have a full report available to qualified parties.

In my opinion it would also be worth a career changer's while reading The Trade House. [Please click here for more information.](#)

If you are interested in working with the career changers I work with or would like to sell a lifestyle business to my

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## The Trade House Business Opportunities For All



# Court Guinness

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### 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

**Qualified Confident Ref: 0718/91**

### Bespoke Printer Producer

Our client has instructed us to sell a small business that produces bespoke printers as a going concern. The current business while profitable requires a fresh injection of capital and forward thinking management in order to refresh the business. This would make an ideal bolt on for an established technology business. Prospectus available now. Very confidential instruction.

**Qualified Confident Ref: 0718/93**

### Mother And Baby Website For Sale

Offered as a confidential sale is a smart website with a good domain name achieving in excess of 3000 visitors per month with a sound conversion rate. This is complemented by a product database of over 5000 products. Good on page and off page SEO and social media marketing could be exploited further. Confidential sale. Prospectus available. Asking £6,000 ONO

**Qualified Confident Ref: 0718/94**

### Coming Soon—Golf Course—Northern Ireland

Coming to the market very shortly is a good golf course complete with club house and shop in Northern Ireland. There is also a small parcel (0.45 acre) of empty land with potential for other uses subject to the relevant permissions being obtained.

The golf course performs well and is popular locally. The club house does a strong trade and is in demand for events such as weddings and conferences. The shop also performs well. Strictly confidential sale. Guide £550K

**Qualified Confident Ref: 0718/95**

### Petrol Station, South West England

South West England. Petrol Station for sale. Turnover £45,000 Per month. Fuel Sales 2,000,000 litres per annum. Jet wash. Well stocked attractive shop with tobacco gantry and Lottery. Good A road location on edge of Market Town. Location: South West. Price: £ OIRO 480,000.

**Qualified Confident Ref: 0818/020**

### Car Showroom, Northern England

Northern England. Close to M62. Car Showroom Let to premium manufacturer for sale. Freehold. Location: Northern England. Price: £1,350,000.

**Qualified Confident Ref: 0818/020**

Continued on page 24



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## The Trade House Business Opportunities For All



# Court Guinness

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### Our Story

#### **The Trade House was originally established as a venture by Court Guinness in 2008.**

The Trade House has been a brand of Court Guinness since 2008. After one venture closed the name became essentially dormant until I resurrected it a few months ago for use as an umbrella brand and the new name for the magazine. The roots of the magazine go back much further.

The very first iteration of the magazine was a four page PDF called "The P2 List" that advertised business opportunities on behalf of The P2 Set Limited. At the time one of Court's specialised subject was the brokerage of technology based businesses. The list was a basic PDF with the original P2 logo at the top of every page. It looked every inch the Word Document it was!

The P2 List became The P2 Magazine when Court diversified his business to encompass the brokerage of all types of deal and business in 2014. In 2017 in an attempt to broaden readership the magazine was rebranded "Weekly Deals" and went from a quarterly to a weekly publication schedule. There has been the odd experiment with other names too!

After Court retired from active brokerage in March 2018, he decided he wanted to keep his hand in with brokerage and deal making – some thing he is very passionate about. His medical team insisted he leave full time work but he decided to keep publishing Weekly Deals. However it soon became apparent that a weekly publishing schedule was not conducive to his ongoing health issues, so he reverted to a monthly publishing schedule that he is now happy with. Because of this change a

new name had to be found. While searching around his archive of marketing collateral for inspiration for a mild rebrand he came across some old Trade House stuff and decided that the Trade House name would be appropriate for a magazine stuffed full of business and property deals and opportunities.

In August 2008 the "Spiritual father" of The Trade House Magazine was born which comprised of just four pages and £65,000 worth of deals and opportunities. This edition has 56 pages and over £210,000,000 of business opportunities.

This latest issue is bigger and brighter than the first four page Word Document and has also spurred on our new strap line "Hopefully Europe's biggest and brightest business deal magazine!"

Court Guinness is a keen proponent of continuous improvement and strives to make each issue better than the last..



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### FMCG Retail Portfolio

Portfolio of freehold units let to Tesco Express

Location: UK Wide. Price: £3,000,000.

**Qualified Confident Ref: 0818/020**

### \*\*\* SPOTLIGHT \*\*\*\*\*

#### Lifestyle Businesses

Lifestyle businesses always wanted for clients. Please call me to discuss if you wish to sell. All locations and situations considered.

### \*\*\*\* SPOTLIGHT \*\*\*\*\*

**Qualified Confident Ref: 0718/80**

### Recruitment Agencies Wanted

Recruitment agencies wanted – CVA. If you are in the CVA process with your recruitment agency please call me as I may be able to help. Location: Any.

**Qualified Confident Ref: 0818/026**

### Recruitment Business, Construction Sector

For sale: Recruitment business – construction sector - Strong trading position. Good client book. Location: Kent. Price £195,000.

**Qualified Confident Ref: 0818/024**

### Pub Between Heathrow and Slough

2 Bar operation, smoking solution, 2 bed managers flat. Trades well, Scope for food offer. Leasehold, £19,000

**Qualified Confident Ref: 0818/017**

### Nightclub For Sale, Northern England

Asking £400,000, Leasehold. 15,000 Sq ft. Single floor operation. 2 bars, cloakrooms, staff areas, managers suite. Trades Well. Known on local circuit.

**Qualified Confident Ref: 0818/022**

### Sale And Leaseback required

Our QualifiedConfident client requires Sale and Lease-back requirements nationwide. Max Budget £2,000,000

**Qualified Confident Ref: 0818/013**

### Commercial Investments Sought

CGV are looking for 1-2 commercial to take part in before the end of April 2019. Available £250K.

**Qualified Confident Ref: 0818/03**

### Coffee Van For Sale

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

**Qualified Confident Ref: 0818/03**

### Wrexham—Leasehold

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

**Qualified Confident Ref: 0818/004**

Continued on page 26



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## The Trade House Business Opportunities For All



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### Why Confidential Deals

We are often asked why are so many confidential deals advertised on your website?

The answer is quite simple. Many of my clients do not wish to stick their heads above the parapet. There are many reasons for doing a deal and in many circumstances our clients do not wish these to be broadcast. Selling or buying a business, seeking joint ventures or new investment is a delicate thing and many of our customers do not wish their affairs to be discussed by Mrs Kelly and Mrs Smith over afternoon tea at the local WI whist drive! In fact 99% of our clients would be very unhappy about this.

This confidence also allows me to target a market more broadly. Keeping things low key allows a greater pool of partners, investors, purchasers and vendors to be sought. Many investors also do not wish to openly stick their heads above the parapet.

I lead the way in confidential sales yet I am always happy to talk to people who fit the profile for a particular deal, if you would like to find out more about a particular opportunity on my website all you have to do is call me or email me and ask me. Yes. Many opportunities require an NDA to be signed but this is not an over onerous task.

- For more information on how confidential sales work, please contact me.
- For more information the QualifiedConfident product please see the right hand panel on this page.

### QualifiedConfident

QualifiedConfident from Court Guinness allows business owners to advertise in confidence and arrange confidential deals via The Trade House.

#### How does QualifiedConfident work

Any one who wishes for a business opportunity to be advertised in The Trade House but wishes the for the opportunity to remain confidential can use the QualifiedConfident Scheme. Anyone enquiring can fill out [the magazine contact form](#) with basic information. The Trade House will then contact that person to confirm the information and then pass that information to the advertiser.

Under the GDPR regulations all advertisers using the QualifiedConfident scheme will agree in advance that they will abide by the GDPR regulations in writing ad indemnify Court Guinness and The Trade House against any abuse of any information collected on their behalf by The Trade House.

#### How much does QualifiedConfident Cost?

QualifiedConfident costs a lot less than similar services , please do contact us to discuss your exact requirements.

**Your Business, Your Deal**  
**Our Readership Base**  
**Simplified**

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### 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.

**Qualified Confident Ref: 0818/005**

### SW London Pub—Leasehold

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

Confidential Sale.

**Qualified Confident Ref: 0818/006**

### \*\*\* SPOTLIGHT \*\*\*\*

#### Lifestyle Businesses

Lifestyle businesses always wanted for clients. Please call me to discuss if you wish to sell. All locations and situations considered.

### \*\*\*\* SPOTLIGHT \*\*\*\*

**Qualified Confident Ref: 0718/80**

### North Leicestershire – Leasehold Pub For Sale

I am delighted to offer to market a delightful pub and guest house in North Leicestershire. I sold this property in 2016 and it is now unexpectedly available again. The Lounge and bar trade well and the property has 20 parking spaces an outdoor area with smoking solution, 8 letting rooms and 2 bedroom owners accommodation. The pub is free of tie. Strictly Confidential Sale. Leasehold £55,000 Prospectus and financial information in office now.

**Qualified Confident Ref: 0718/82**

### Mobile Phone Website For Sale

I am pleased to be able offer to market a great mobile phone comparison website featuring more than 2,000,000 mobile phone deals for the UK marketplace. Combining great SEO with a good blog this site gets a good number of unique visitors every week and couples this with a sound conversion rate to sale.

**Qualified Confident Ref: 0718/50**

### Plugin And Theme Developer

The P2 Set are delighted to bring to off market sale a specialist development company that develops themes, add-ons and plugins for popular content management systems such as WordPress, Joomla, Concrete 5 and many more. A full prospectus is available. Asking £145,000 .

**Qualified Confident Ref: 0818/033**

Continued on page 28



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## The Trade House Business Opportunities For All



# Court Guinness

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### What Is Happening In Retail?

After being out of action for a while and not having my usual on demand access to the news channels I have just found out that both Maplin and Toys R Us have gone into administration or liquidation and are closing down. To make the first point I am sad that Maplin are going from our high streets. They nearly always have had the parts I need in stock for an electronics or computer project or just some general stuff around the house like a new lead for the telly. The shops are great if I need something in a hurry. I will miss them.

As a father, I have to say I have slightly less sympathy for Toys R Us! Many is the time I have had my wallet well and truly dredged in their stores my daughter who is now 11 years old! I am sure there are any mothers and fathers who feel the same way about Toys R Us! The pile it high sell it cheap model of my nearest branch irks me in the way it puts too much choice and variety in the hands of a child.

So where is it all going wrong for retail? Sat in a hospital as I have been recently I have been bored and had plenty of time to ponder this one. You see this is the way I see it. A lot of this this shopping can be done online. I am no fan of retail parks, never have been and never will be. A trip to one fills with dread! If I can shop online I will! I hardly ever go to a Tesco or Sainsbury's these days I order online and they and my weekly shop come to me. This is much better.

The second thing to my mind is the experience factor. People want experiences these days as opposed to the mundane. they want something to brag about to their friends on Facebook and Instagram. This I think is where the likes of Value Retail have it nailed with their designer shopping villages. Visiting my nearest one, which is

Bicester village in Oxfordshire is an experience and generally a good day out. My only criticism of Bicester Village is that every time I have visited it has been very, very busy! I must try and time my next visit at a quieter time if one exists! Hardly a month goes by either without one of my friends posting about a visit to Bicester Village on social media.

This is where it is at. Shopping at Maplin, Toys R Us or Even Tesco's is not an experience it is a chore and some times a horrid one at that. Do not get me started on Saturday or Sunday afternoons in IKEA! Writing this from a hospital bed I wired up to a monitor I can assure you I would rather be here than in many retail outlets! Shopping is that bad. I would much rather do my shopping from the comfort of my own home if I can. If more retailers made shopping an enjoyable experience in store I might visit more often for that experience. Pile it high, sell it cheap isn't going to work in store when I have a nice laptop, a lovely cup of tea, my favourite chair and a pile of chocolate biscuits to help me shop. I can even listen to my favourite music as well. I know I am not alone in this school of thought!

High street units cost a lot of money to rent and keep going for example, staff, stock, heat and light. Point is many people both hate and avoid going to the store and would rather shop online! Thus high street units could be seen as a waste of money to the retailer and an expensive one at that.

If retailers make more of an experience of visiting the store and also make their online presence a little more slick into the bargain some retailers might not face difficulties such as the ones faces by Toys R Us and Maplin and might even increase sales.

*Originally written by Court Guinness in March 2018.*

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## The Trade House Business Opportunities For All



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### 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.

**Qualified Confident Ref: 0718/51**

### Night Clubs

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

**Qualified Confident Ref: 0718/52**

### West Midlands

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

**Qualified Confident Ref: 0718/53**

**\*\*\* SPOTLIGHT \*\*\***

### Hostel and bar, Nr Marbella, Spain

40 bed waterside hostel in trendy and popular resort near Marbella. Well fitted bar with food offer and live music. Trades Well. €900,000 Freehold

**Qualified Confident Ref: 0718/01**

**\*\*\* SPOTLIGHT \*\*\***

### Off Licence and Café Nr Bilbao

Lovely well fitted off licence and café in nice bustling village Nr Bilbao, Spain. Good Lifestyle business. €100,000 + SAV Freehold. (Inc F&F)

**Qualified Confident Ref: 0718/02**

### A5 Retail Required

A5 retail units are required nationwide for our Qualified-Confident client. Excellent Budgets available

**Qualified Confident Ref: 0818/02**

### Fish and Chip Shop, Bedfordshire.

Leasehold fish and chip shop. Single front premises. Recent refit (2016) with new equipment throughout, prep area, staff welfare area, nice location £89,995 (Inc F&F) + SAV Leasehold.

**Qualified Confident Ref: 0718/03**

**\*\*\* SPOTLIGHT \*\*\***

### Café For Sale, Croydon

Nice Café for sale in Croydon, close to station, trading well, fully fitted, 3 outside tables, seating for 12 inside. £42,000

**Qualified Confident Ref: 0718/05**

**\*\*\* SPOTLIGHT \*\*\***

Continued on page 30



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### What Can Be Advertised In This Magazine?

- Businesses For Sale
- Businesses Wanted
- Offers for businesses
- Mergers
- Acquisitions
- Disposals
- Business Opportunities
- Business Opportunities Wanted
- Overstocking
- Asset Sales
- Business Services
- Investment Property For Sale
- Investment Opportunities
- Investment Opportunities Wanted
- Investment Property Wanted
- Commercial Property Wanted
- Commercial Property For Sale
- Property Portfolios
- Unusual Business Opportunities
- Joint Ventures
- Projects
- Intellectual Property
- Franchises
- Franchise Resales
- Reseller Opportunities
- Dealership Opportunities
- Partnership Opportunities
- Restaurants For Sale
- Management buy In Offered
- Management Buy In Wanted
- Licensing Opportunities
- Distributor Opportunities
- Excess Stock
- Shops For Sale
- Professional Services
- Tenders Offered
- Tenders Wanted
- Professional Services Wanted
- Freelance Services Offered
- Freelance Services Wanted
- Financial Services
- Legal Services
- Conveyancing
- Bolt On Businesses
- Land For Sale
- Land Wanted
- Websites For Sale
- Websites Wanted
- Accountancy Services
- Trade Services
- Pubs For Sale
- Hotels For Sale
- Business To Business Products and Services

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### Leasehold Shop, Affluent SW London

1000 Sqft Shop. Long Leasehold. Lovely affluent South West London Location. £225,000

**Qualified Confident Ref: 0718/06**

### Weybridge, Surrey, Restaurant

Restaurant for sale in Weybridge. Confidential sale, T/O £10,000 PW. Overs over £165,000

**Qualified Confident Ref: 0718/07**

### Affected By The Carillion Collapse?

Some of my joint venture partners and clients may be able to assist your business. Please contact me for a confidential discussion in the first instance?

**Qualified Confident Ref: 0818/011**

### Watersports Centre For Sale

Near Marbella, Spain, Offers Scuba Diving, boat hire, water-skiing, Jet Ski's and Pedallos. £300,000. Excellent Lifestyle Business.

**Qualified Confident Ref: 0718/08**

### West London Rooms, Bar Kitchen

Freehold for sale. 16 Letting rooms, bar, restaurant, car park, garden, smoking solution, good food offer, managers flat, staff facilities excellent order throughout. Very profitable, Close to Heathrow Airport £2,750,000 Freehold.

**Qualified Confident Ref: 0718/09**

### HMO Portfolios Wanted!

Our clients are fully funded buyers who are looking to purchase portfolio's of HMO's. Our Clients can act quickly, deals over £1.75 million preferred.

**Qualified Confident Ref: 0718/10**

### Football Ground For Sale

Football Club, South Staffs - Development opportunity STPP. Location: West Midlands. Price £ Please Call.

**Qualified Confident Ref: 0818/10**

### Tyneside Pub For Sale

2 bar operation plus games room, staff room and 3 bed accommodation above. Currently not trading. Potential for redevelopment STPP. £160,000 Freehold

**Qualified Confident Ref: 0718/11**

### PPE Supplier For Sale

Specialist PPE Supplier based Northern England. Turnover £800k Pa. No Debt. For sale by retiring owner. £Of-fers.

**Qualified Confident Ref: 0718/12**

### Teeside Hotel For Sale

18 Letting rooms, bar, restaurant, car park, garden, smoking solution, stunning food offer, managers flat, excellent order throughout. Very profitable, £325,000 Freehold

**Qualified Confident Ref: 0718/13**

### Berks—Hants Borders Leasehold Hotel

13 Letting rooms, bar, restaurant, car park, garden, smoking solution, stunning food offer, excellent order throughout. Very profitable, £95,000

**Qualified Confident Ref: 0718/14**

### Dealers Required West Midlands

Dealers are required for a new range of software in the West Midlands. Must have a good SME client base

**Qualified Confident Ref: 0718/17**

Continued on page 32

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## Trade Counter Offers

No Tax to EU/RU



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• 12inch mini electric bike folding frame Electric bicycle folding mini adult female ultra-light small ebike 36V li-ion battery  
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• 16inch Original XIAOMI electric bike Qi-cycle Mini electric Ebike portable smart folding bike lithium battery CITY EBIKE  
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• 1M 2M 2.4A Braided 90 Degree Type C/ Micro USB Fast Charging Data Sync Charge Cable for Samsung Xiaomi etc.  
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• 1TB 2.5inch 15mm Height SATA Hard Drive 5400RPM for PC Tower/Server/Mini-ITX/ Desktop/Machine Warranty for 1-year  
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## The Trade House Business Opportunities For All



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### Food Manufacturing Plant Romania

A food manufacturing plant in Romania is for sale. Currently producing cookies but could produce any foods. Asking OIRO £500,000 Motivated Seller.

**Qualified Confident Ref: 0718/15**

### Car Parks Required

Car Parks are required for a nationwide operator who wishes to expand. All areas of the UK will be considered. Our client is a "cash" purchaser.

**Qualified Confident Ref: 0718/16**

### Data Centres Required in Serbia

My client is a well funded Data Centre operator. They have instructed me to source suitable small Data Centre's to purchase in Serbia. If you are a Data Centre owner or operator in Serbia who is looking to sell or considering disposal options then Please use the form to contact me to arrange for us to have a confidential discussion.

**Qualified Confident Ref: 0718/18**

### HMO Portfolio Teeside

An experienced HMO operator is offering a portfolio of HMO properties for sale in the Teeside region. Yield 7.65 % Asking £1.85 million.

**Qualified Confident Ref: 0718/19**

### Office Space Epsom

Offered For Let, 2500 Sq ft. 1st Floor Offices with parking. Excellent location in Central Epsom. Please call

**Qualified Confident Ref: 0718/20**

### Estate Agency For Sale—Cheshire

A nice estate agency and letting agency business in the county of Cheshire is available via confidential sale. Excellent local reputation. Good database and client base.

Turnover £650k Pa. Enquiries to the office.

**Qualified Confident Ref: 0718/21**

### Leasehold Pubs Required In The Thames Valley!

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

**Qualified Confident Ref: 0718/22**

### SW London Pub—Leasehold

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

Confidential Sale.

**Qualified Confident Ref: 0718/23**

### Donegal

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

**Qualified Confident Ref: 0718/26**

Continued on page 34



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### Required—Shropshire

I am currently working on behalf of a career changer in his mid forties who is looking to purchase a lifestyle business in Shropshire. He has a number of ties to the area and wishes to relocate to Shropshire and purchase a lifestyle business to see him through to retirement. He has a budget of £75,000 plus working capital and fees and is an unhurried purchaser. He will also look at purchase options. I am the sole broker on his behalf.

**Qualified Confident Ref: 0718/24**

### 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

**Qualified Confident Ref: 0718/25**

### Former Convent Dorset

Structured over 4 floors with 3/4 acres of grounds. Approximately 10,000 square feet internally. The building has been unoccupied for a large number of years. The building requires complete internal and external renovation. Potential uses include a care home. All mains services are available however they are currently unconnected. Strictly confidential sale. Prospectus available now. Price: £P.O.A

**Qualified Confident Ref: 0718/27**

### 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.

**Qualified Confident Ref: 0718/29**

### 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.

cate to northern France. They need a business with a 3-4 bedroom property attached. Please call me for more info.

**Qualified Confident Ref: 0718/29**

\*\*\*\*\*SPOTLIGHT\*\*\*\*\*

### 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.

**Qualified Confident Ref: 0718/28**

\*\*\*\*\*SPOTLIGHT\*\*\*\*\*

Continued on page 36



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### 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.

**Qualified Confident Ref: 0718/30**

### 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.

**Qualified Confident Ref: 0718/32**

### 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.

**SOLD—SIMILAR REQUIRED**

**Qualified Confident Ref: 0718/33**

### Dublin Hotel

4 STAR CITY HOTEL This fine 4 Star Hotel property with 80 plus rooms/suits, restaurant, spa, leisure facilities, extensive conference & banqueting facilities. Guide price of only €5.2 M Euros

**Qualified Confident Ref: 0718/34**

### Epsom

Coming To Market Soon. 1/2 Acre Site. Potential for alternative use STPP 10 mins walk from Epsom Station. Guide > £500,000

**Qualified Confident Ref: 0718/35**

### Specialist Golfing Website For Sale

I am delighted to offer for confidential sale a great website specialising in Spanish Golfing Holidays. This site is packed with useful content and boasts a fantastic hit rate with a very low bounce rate. It truly is the gateway for visitors to Spain who seek to enjoy the country's golfing delights. A Full prospectus available in the office. Price: Below Market rate

**Qualified Confident Ref: 0718/36**

### Wanted Derbyshire

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

**Qualified Confident Ref: 0718/37**

Continued on page 38



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### Wanted—West Of Ireland

Required for a career changer is a public house/ small hotel in the West of Ireland. Counties considered are Galway, Mayo and Sligo. My client has an excellent cash budget available. For more information, please call me.

**Qualified Confident Ref: 0718/38**

### Loft Conversions!

Loft Conversion specialists For Sale. Excellent Client Base. Well Known and Regarded. Please call for more information. Price £POA.

**Qualified Confident Ref: 0718/39**

### North Midlands – Gifts – Retail

An Excellent opportunity to purchase a small well run, greetings cards and gifts business in the North Midlands. A fantastic retail outlet with a good local presence and high footfall benefits this business and the possibilities for expansion are excellent. The lease has a number of years outstanding. The premises are very well stocked with an excellent variety and choice. The owner is relocating. Turnover £100,000. Asking Price £19,000

**Qualified Confident Ref: 0718/55**

### 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.

**Qualified Confident Ref: 0718/60**

### 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.

**Qualified Confident Ref: 0718/59**

### 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!

**Qualified Confident Ref: 0718/57**

### 39 Bedroom Hotel For sale.

Staffordshire, profitable boutique hotel, income from out-buildings, 35 acres land. £POA

**Qualified Confident Ref: 0718/58**

### 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.

**Qualified Confident Ref: 0718/61**

### County Kerry, Ireland

BOUTIQUE HOTEL & APARTMENTS Newly Developed, set on the renowned Ring of Kerry overlooking a marina and harbour in village location. 56 Hotel bedrooms, 24 Apartments, Banqueting Hall, Swimming Pool, Spa, Gym, Restaurant, bar etc. Price on application.

**Qualified Confident Ref: 0718/62**

### Inland Waterways Marina UK For Sale.

Small Inland Marina Northern England - Nice!. Location: Northern England. Price £975,000.

**Qualified Confident Ref: 0718/70**

Continued on page 40

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### Care Home For Sale

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

**Qualified Confident Ref: 0718/64**

### 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.

**Qualified Confident Ref: 0718/63**

### Blockchain/Cryptocurrency Consultancy For Sale

My client is a good forward thinking consultancy in the blockchain and cryptocurrency markets. They are profitable and have a client base to die for. They are seeking to expand their business via equity sale and I invite prospective Partners to contact me for more information. Asking Price 100% £800k

**Qualified Confident Ref: 0718/65**

### Commercial cleaning businesses required for joint venture

Our client requires a number of commercial cleaning businesses within the United Kingdom to work with them and their clients. Our client supplies large homes, business and industry with advanced cleaning materials and coating products and is developing a strong reputation in the market place.

**Qualified Confident Ref: 0718/67**

### Cookshop For Sale, Norfolk!

Good site! Great website! Lovely product range. Lots of repeat custom. Excellent lifestyle opportunity. Location: Norfolk. Price £72,000

**Qualified Confident Ref: 0718/68**

### Fish Restaurant Costa Del Sol

Coming to market very shortly is a delightful fish restaurant in a lovely coastal location on the Costa Del Sol. Attracting both tourists and local trade, the restaurant is profitable and is for sale owing to the owners wishing to relocate. Location: Spain. Price £ NOW €44,000 ONO

**Qualified Confident Ref: 0718/69**

### Camping Ground For Sale —Scotland

For sale in Scotland, Lovely small campsite and touring caravan park. 4 acres, profitable scope to extend offering and income.. Location: Scotland. Price £ Please Call.

**Qualified Confident Ref: 0718/71**

Continued on next page

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### North Yorkshire Seaside Resort Hotel For Sale.

28 Bed hotel close to seafront available, leasehold. £350000. This property requires an experienced operator to get the best out of it! Needs a lot of work both front of house and behind the scenes! Currently operating at a small profit. Asking Price £315,000

**Qualified Confident Ref: 0718/72**

### Data Centres Required For Purchase

My client Requires Data Centres to purchase in Poland, Romania, Slovenia and Czech Republic. For more information, please contact me.

**Qualified Confident Ref: 0718/73**

### Cornwall

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

**Qualified Confident Ref: 0718/75**

### Surrey Pub—Short Lease!

A nice but under performing pub in a good Surrey commuter belt location. Newly offered for sale is a small but charming pub in a quality Surrey Commuter belt location. The pub comprises a single bar, single floor trading layout with the benefit of a small but good quality trade kitchen. There is a small outside area that could be utilised. The cellar is situated in the basement. The pub is offered free of tie. This business offers a good operator the scope to dramatically improve turnover and profitability. The premises are subject to a very short lease and this is reflected in the asking price. Turnover: £2750 per week. Asking Price £14, 750

**Qualified Confident Ref: 0718/76**

### Property Opportunities

#### Sites Required West Midlands

I have an urgent requirement for sites larger than one acre, A1 and A3 retail property and sites suitable for restaurant and fast food retail use in the West Midlands. My clients require suitable locations with good ABC1C2D footfall in popular towns and villages throughout the West Midlands. Excellent deals for commercial property sourcers and introducers available. Excellent budgets on offer! My clients will consider planning risks.

**Qualified Confident Ref: 0818/021**

#### North East Manchester

10 partially developed flats, 12 parking spaces with small parcel of additional land that has possibility of further development STPP. Asking £680,000

**Qualified Confident Ref: 0918/011**

#### 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

**Qualified Confident Ref: 0818/009**

#### 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.

**Qualified Confident Ref: 0718/106**

Continued on next page

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### Sites Required In Glasgow

I have an urgent requirement for sites larger than one acre, A1 and A3 retail property and sites suitable for restaurant and fast food retail use in Glasgow. My clients require suitable locations with good ABC1C2D footfall in popular towns and villages throughout City of Glasgow. Excellent deals for commercial property sourcers and introducers available. Excellent budgets on offer! My clients will consider planning risks.

**Qualified Confident Ref: 0818/020**

### Required in Crewe And Surrounding Areas

- freehold blocks up to 80 units
- care homes up to 35 units
- guesthouses up to 35 units
- B and B up to 35 units
- HMOS 12 bed

Excellent introducers paid!

**Qualified Confident Ref: 0918/009**

### Property Portfolio Preston

For sale is a portfolio of 13 properties currently achieving a yield of £74,000 PA. All fully let until August 2019. Asking £825,000

**Qualified Confident Ref: 0918/012**

### Blocks Of Self Contained Flats Wanted

I.J.S Property are actively buying freehold blocks of self contained flats with between 6 and 32 units, We are also looking to buy former care homes or those approaching closure with between 14 and 30 units. Contact Ian

Speers on +44 (0) 7817 957273 or email:

i.speers@yahoo.co.uk

### Industrial Space Required—Surrey—London Borders

On behalf of a client I require light industrial space extending to a minimum of 2000 Sq ft. + parking in the following areas: Chessington, Tolworth, Epsom, Ashted, Cheam, Sutton. Please call me for more info.

**I HAVE SIMILAR REQUIREMENTS IN SAME AREAS—PLEASE CALL FOR MORE INFO!**

**Qualified Confident Ref: 0718/92**

### Office Space Wimbledon

Offered For Let, 3600 Sq ft. 1st Floor Offices with parking. Excellent location in Wimbledon. Please call

**Qualified Confident Ref: 0718/89**

### Ireland—Development Site For Sale

2 Acre site suitable for a mixed redevelopment scheme, now available. Main road frontage. Within 15 minutes of Dublin Airport. Price €POA

**Qualified Confident Ref: 0718/56**

### Investment

#### Television Series Seeking Investors

Television series seeks investors - Nice Opportunity. Location: London. Price £15,000.

**Qualified Confident Ref: 01018/014**

Continued on next page

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### Investment Available

Our Hertfordshire based client, a husband and wife team have advised us that they are releasing £1 million for investment in small businesses and start up stage businesses. A maximum of £100,000 is available to any one business.

**Qualified Confident Ref: 0718/45**

### Intellectual Property

#### Intellectual Property Sale—Recruitment Sector

Our client is an established intellectual property developer who has recently developed some excellent end to end process and software based intellectual property for the recruitment sector. They now wish to sell this intellectual property on so that new projects can be taken on. Included are all designs, materials, rights, trademarks and copyright. Full deal notes and a prospectus are available now to qualified parties.

STRICTLY CONFIDENTIAL SALE – ALL

PROSPECTIVE BUYERS WILL BE VETTED BEFORE  
DETAILS ARE ISSUED.

Guide price £150K

**Qualified Confident Ref: 0718/96**

### Unusual

#### Yacht Moulds and Intellectual Property For Sale

Yacht moulds, designs and intellectual property for sale for 3 small yachts. Excellent Opportunity. Priced to sell.

**Qualified Confident Ref: 0718/44**

### Technology

#### Software Development Businesses Required For Acquisition

Software development businesses wanted by aggregator for acquisition - Excellent opportunities for the right business good budgets available. All possibilities looked at.

**Qualified Confident Ref: 0818/029**

#### CMS Developer Required

CMS Developer Required from October 2018.

Must be EU based. Must have WordPress, PHPList,

Mautic and Yetiforce experience as a minimum.

References required.

**Qualified Confident Ref: 0718/114**

### USA

#### Retail—Colorado USA

Offered for sale in our first instruction from the USA is a charming small shopping precinct comprising a total of 7,000 square feet with 20 car parking spaces outside. This 2 storey building is currently configured as 5 small retail units with offices above and benefits from good disabled access. This represents an ideal opportunity for the intrepid investor to acquire a US based asset and benefit from excellent local skiing after the obligatory regular site visit! Current gross rental income is \$65,000. Asking Price \$1,325,000 - £866093\* Strictly confidential sale.

**Qualified Confident Ref: 0718/31**

Continued on page 45

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## Advertising Design Service

The Trade House now offer the service to design or write your advertisement or deal listing in The Trade House Magazine.

Prices range from £8.99 to £139.99.

You are able to reuse the advertisements elsewhere.

The following advertising types qualify for this service.

- Text Listing
- Premium Text Listing (Includes Photo or Logo)
- 1/8th Page advertisement
- 1/4 Page advertisement
- Footer Strip advertisement
- Header Strip advertisement
- 1/2 page (Vertical) advertisement
- 1/2 page (Horizontal) advertisement
- Full page advertisement
- Double spread advertisement
- Wrap advertising (4 pages)
- Blogvertorials
- Advertorials

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### Property Portfolio, Texas, USA

I am delighted to announce my third instruction from the USA, a delightful mixed portfolio of property in Texas, USA that is coming to market shortly. Estimated GBP Value £300,000.

**Qualified Confident Ref: 0718/31**

## Websites

### IT Contracting Website For Sale

Quick Sale Required, Well Priced, Excellent hit and retention rates. Ideal bolt on.

**Qualified Confident Ref: 0818/012**

### Furniture Website For Sale

Furniture Website for sale - Lovely Lifestyle Business. Location: France. Price £ Please Contact Us.

**Qualified Confident Ref: 01018/008**

### Organic Grooming Products Website

Organic male grooming website for sale. Location: Any. Price £ Please Contact Us.

**Qualified Confident Ref: 01018/009**

### Forex Trading Website

Forex Trading Website For Sale. Location: Any. Price £ Please Contact Us

**Qualified Confident Ref: 01018/010**

## Recruitment

### Recruitment Business For Sale—Sweden

An excellent opportunity to acquire a growing recruitment business in the Nordic region that concentrates on the

engineering sectors. Prospectus available shortly.

**Qualified Confident Ref: 0718/74**

## Specialist Deals

### Construction Firm Required For Joint Venture

A construction partner is required to joint venture and replace a previous contractor on a part developed site in the East of England.

**Qualified Confident Ref: 0918/015**

## Consultancy

### Rail Consultancy

Rail Project Specialist For Sale. My client is a small 2 partner consultancy that specialises in Rail Projects in the United Kingdom, they have a particular specialisation with the Primavera project management tool. The business is situated in light airy offices in North Bedfordshire and including the partners has a total of 5 members of staff. There is scope to build the business further. The business benefits from a strong client side relationships. Turnover £480,000 pa. Asking Price £ Offers: This is a strictly confidential sale. Prospectus available now.

**Qualified Confident Ref: 0818/023**

[Continued on page 37](#)

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### 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.

**Qualified Confident Ref: 0918/001**

### Freelance CRM Consultant Required

Our clients are seeking a CRM consultant/contractor to help on the next leg of their client centric business journey. The consultant will scope, potentially procure, develop and champion a leading edge CRM system to drive the business forward. Must have experience with a similar project. The client is based in the West Midlands. Consultancy project value £45-65k.

**Qualified Confident Ref: 0818/016**

### Freelance Magento Expert Required

Our clients are seeking a freelance Magento expert to deliver a project in the personal transport sector. The project starts in January 2019 and needs to be completed for an early May 2019 Launch. This project will require regular visits to London.

**Qualified Confident Ref: 01118/008**

[Continued on page 48](#)

## NEXT ISSUE!

**The next issue will be published on:  
28/11/2018**

**Advertising and content deadline:**

**23/11/2018 @ 18:00**

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## URGENTLY REQUIRED!

The Trade  
House

The Home Of Great  
Business Opportunities  
and more...

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

### I URGENTLY REQUIRE THE FOLLOWING :

- ⇒ Sites suitable for hotel development, conversion to hotel or “bar, kitchen & rooms” or existing 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.**

October 2018

**Court Guinness Is The Confidential And Off Market Business Brokerage Specialist**

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### Management Buy In

#### MBI Wanted, South East England

My client is seeking to buy in to a business at a management level. My client has recently left a position in the City of London and following an extended leave of absence abroad has returned home to England. My client has decided to change direction in their career. My client is seeking to buy in to a business at a management level. They are a former skilled, qualified and articulate manager with an excellent track record both professionally and academically making a good match with for a business seeking a fresh impetus. Budget £300k

**Qualified Confident Ref: 0818/018**

### Joint Ventures

#### Order Fulfilment Houses Required

Our clients require small order fulfilment houses to work with us and our joint venture partners to store, pick, package and ship products to customers. Excellent terms and conditions are available to the right businesses that can assist us. We currently have 3 opportunities with leading clients and their joint venture partners with more in the pipeline over the next 12-18 months.

**Qualified Confident Ref: 0818/0119**

#### Warehouse Space

Partners required with Warehouse space in South East England wanted for new venture. Surrey and Sussex preferred.

**Qualified Confident Ref: 0718/110**

### Van Based Businesses

#### Coffee Van For Sale

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

**Qualified Confident Ref: 0818/03**

#### Volkswagen prosecco Bar

T2 Camper Van conversion. Right hand drive. Fully Fitted, Awning, tables, chair, excellent forward order book for events. £24,500

**Qualified Confident Ref: 0818/014**

#### Ice Cram Van

Ice Cream Van, Excellent Condition Ford Transit conversion. 06 Plate £19,995

**Qualified Confident Ref: 0818/015**

### Products

#### New Product Ranges Required

The Trade Counter are looking for new products for their thriving B2B offering. For more information please contact The Trade House Office. Only 5% commissions payable!

**Qualified Confident Ref: 0918/006**

Continued on next page

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### Projects

#### Technical Author – Effort-Equity Swap

My client seeks an XML expert with well rounded complementary skills capable of documenting existing code to a high standard, and possibly progressing to a long term support function. The role will not initially be remunerated in the commonly accepted sense, but you will be offered an equity stake in the business. If you have the expertise required, then the work won't be onerous and it can be carried out in your own time from your own premises. Good equity stake offered, please use the form below to contact me for more information.

**Qualified Confident Ref: 0718/110**

#### Agriculture Conversion

Our clients are seeking partners and a project manager to work on an agriculture to leisure conversion project in Ireland. For more information contact us.

**Qualified Confident Ref: 0718/110**

### Asset Sales

#### Over Stocking Situations Wanted!

My Client wishes to purchase over stocks of premium brands. My client will look at stock currently held within the EU. To be introduced to my client, please use the contact details below.

**Qualified Confident Ref: 0718/109**

#### Overstocking Sale - Bicycles

- 40 Boardman Bicycles
  - 20 Ridgeback bicycles
  - Mixed lot of cycling accessories - approx. 2000 pcs
  - Mixed lot of bicycle parts - approx. 2000 pcs
- Inventory available shortly.

**Qualified Confident Ref: 0718/110**

Continued on next page

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to place your advertising in the  
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### 300 x Lenovo Laptops

Consignment Sale  
300 x Lenovo Laptops - 1 lot.  
Available for inspection near London  
Full inventory available  
Confidential Sale

**Qualified Confident Ref: 0718/120**

### Ladies Accessories

My client has approximately £3,000,000 in excess stock at end retail prices that is compiled exclusively of high end ladies fashion accessories and cosmetics. My client has instructed us to assist them in achieving a trade sale to clear the stock. A full stock manifest is in the office and available to prospective purchases. The stock can be purchased either as a whole or by the container or pallet.

**Qualified Confident Ref: 0718/122**

## Dealers and Resellers

### Personal Mobility and Fitness

Our client produces a unique product that encompasses both personal mobility and fitness. They are seeking dealers and resellers throughout the UK and Ireland.

**Qualified Confident Ref: 0718/119**

## The Far East

### Our First Instruction in Bangkok

Our first instruction in Bangkok is coming soon. This is a well known bar in a good location in Bangkok with an excellent following amongst expatriates and tourists alike. Fixtures and fittings are of an excellent quality and the bar seats 60 people. Expected to market 29 January, with financials and prospectus available soon. Excellent ex-

patriate opportunity in Bangkok Expected asking price £90k - £100k

**Qualified Confident Ref: 0718/83**

## Franchising

### Franchises

### Window Cleaning Franchises North Wales

New window cleaning Franchise available in North Wales priced at £6,995. Call: 07726 496 140

### Master Franchises

### Master Franchise Food Retail

Advertised on behalf of a successful fast food operation with ambitious expansion plans is the Master Franchise for a new fast food retail concept for the UK and Ireland. Estimated Deal Level £500,000

**Qualified Confident Ref: 01018/005**

### Franchise Resales

### Franchise Resale—Subway

I have a number of (9) Subway franchises available throughout the UK. Various locations, performance and trading history. Prices vary. Please contact me for more information.

**Qualified Confident Ref: 0718/112**

[Continued on next page](#)

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### Franchise Resale—Printing and Design

Offered for sale by our client is a print and design franchise in the South East of England. Trading for over 5 years this superb outlet provides digital print, marketing and advertising services to local businesses. It has a strong trading position and is offered at the moment for confidential sale

**Qualified Confident Ref: 0718/113**

## From The Office

### Work With The Trade House

#### Accountants Required

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

**Qualified Confident Ref: 0718/116**

#### Office Required - Warwickshire

Small Office Required in Leamington Spa or Warwick. 200-300 Sqft. Immediate occupation required

**Qualified Confident Ref: 01018/006**

#### Commercial Finance Brokers Required

Commercial Finance Brokers required on behalf of brokerage clients, please contact me.

**Qualified Confident Ref: 0718/116**

#### Solicitors Required

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

**Qualified Confident Ref: 0718/116**

### Would You Like To Write Content For The

### Trade House Magazine?

I require business content writers to write additional content for The Trade House. For more information please contact me.

**Qualified Confident Ref: 01018/007**

**The Content deadline for the December 2018 issue is Friday 23 november at 18:00 GMT**

**Qualified Confident Ref: 0718/117**

## Offers

### 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.

### 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!

## Market Comment

**Court Guinness resurrects an old column he used to write in which he takes an opinionated and sometimes irreverent view of what he sees in the market place.**

**In this issue he looks back on the month of October 2018.**

I can say with some certainty that October 2018 has been one of business Octobers in business. Not only were there lots of opportunities to speak with readers of this

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magazine and advertisers old and new, there were also a number of things to get excited about. In addition there was for me a home and office move from Surrey to Warwickshire.

The first thing to talk about this month is retail. Physical retail is going so badly wrong on so many levels. I blame some landlords for intransigent and not helping their tenants by sticking to the letter of the contract, some flexibility will go along a way. I blame some landlords for being too quick to go for a residential conversation. At the end of the day if a high street goes so does a community. Now that is a shame. I have written elsewhere about making retail an experience. I think retail as a business wants to do this however I do not believe they have buy in from the property people or the finance people! If retail can change for the better then it is better for everyone.

While we talk about getting people through doors, pub landlords must stand up and take some stick from me this month. News has been reaching me of some hideous and in some cases unjustifiable rent increases recently. Again is a part of a community as much as a retail unit. Pubs have had a tough time in recent years we can see this by the number of closures of pubs. Give your tenants a break! It will be worth it in the long run! The odd percentage point here or there, yes but 20% +? Computer says no!

I now move on to freelancers and independent contractors who are foaming at the mouth after the budget announcement that the tax system of off payroll working (IR35) will not be extended to the private sector just yet.

For many years IT contracting was my trade. That aside this industry has had since 1999 to clean up its act, to change its modus operandi and to move with the times. Writing this one day after the Autumn 2018 budget I have already seen so many contractors bleating on email and

social media about this. The problem is that the industry does not want to change. This is a bad thing for projects up and down the country and some need to shape up or ship out!

Aside of this negativity this September has been a lovely month aside of the negativity above. Its lovely to see the property development guys being so active in the run up to the festive season, deals regularly being struck and plans made revitalise properties previously unusable. I note a great deal valour going into these projects too with some developers clearly unafraid to push the boundaries—in a good way! I hope we see more this sense of adventure in years to come. It is actually a good thing for business as a whole and an excellent thing for the sector itself.

Ins pite of daylight hours drawing in November does look like it will be an excellent month for dealmaking with many people looking to get a large number of deal before the Christmas party and festive season starts with aplomb.

I look forward to speaking with you all again next month!

Happy dealmaking !

Warmest regards  
Court

## About Our Publisher, Court Guinness

In his Forties Court is an experienced and professional technologist, manager and senior consultant of 12 years

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standing. Court started his career selling boats on the River Thames in England and then made the move into IT, with business development following some years later. His technical career spans website development, customer support, mobile devices, software development and latterly Systems Management Tools. Court is a strong believer in exceptional customer service and leveraging technology to create best of breed fit for purpose solutions.

Court's business sector experience spans, education, oil and gas, retail, healthcare, human resources, telecommunications, the public sector, travel and finance. Comfortable at both a technical level and a level headed, informed and influential at boardroom level, Court has developed business in many countries and his skills as a consultative business developer are well known, as are his skills for working in niche markets and with niche products and developing alliances with external organisations, in the commercial, fiscal and not for profit sectors. Having worked extensively in Europe, Court speaks French and German to a reasonable standard and enjoys developing his linguistic skills.

Court sits on a number of trade committees and is known in these circles for the input he brings. When not at work Court enjoys boating, golf, football and spending time with his partner, daughter and extended family. He is divorced and lives near London in England.

## Dark Restaurants??

That headline sounds like it should land me in serious hot water on racism grounds, doesn't it? Fear not. What I am discussing today are changes in the way restaurants run their businesses and changes that are happening within the marketplace, that in some ways are a good thing for the small restaurant owner.

You see there has been a massive take up in the use of

delivery services, such as Deliveroo, Uber eats, Just Eat and many more. People are preferring to eat at home. The next point here is that with changes over time in the way that dishes are cooked and even delivered a greater range is available to the customer that wants food that was unavailable five years or even ten years is now available for delivery.

If I look at the Deliveroo app on my phone I can get a delivery of some beautiful dishes including one of my favourite steak cuts cooked, the way I like it with some some beautiful side orders from a lovely boutique restaurant that I have visited many times and whose food I really enjoy.

This is where we start to scratch the surface with "dark restaurants". Services such as Deliveroo are increasing certain restaurants turnover dramatically. However with certain restaurants this can cause a problem with the ambience of a restaurant and the dining experience.

On a consultancy basis I have encountered this with some restaurants. The owners say they are receiving feedback from eat-in customers, that the heavy traffic in and out of a restaurant of delivery riders and drivers is spoiling the ambience of a meal.

This where dark restaurants come in. Imagine yourself as a restaurant owner that provides not only excellent food but an experience and occasion for diners that the delivery business is impacting. How would you like to keep both revenue streams and both sets of customers happy? This is where a dark restaurant makes sense.

A dark restaurant sees no customers it is just a kitchen cooking the same fantastic and flavoursome dishes, providing exactly the same menu to the same high standards. The only customers it will ever see are delivery riders and drivers. Therefore it does not need a high street presence. It needs space for a delivery vehicle to turn around, the kitchen and associated staff facilities. It can be placed across town in cheaper premises if needs be.

Therefore the term dark restaurant. It is invisible to eat-in dining customers. The lights are not on for them! They get the experience and occasion at the restaurant. Some

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restaurant owners may not be able to convert their premises to accommodate delivery crews and expectant eat in customers separately on the same site.

Dark retail has been an acceptable business term for some time.. Now it is time to add dark restaurants to that acceptable business term list.

## Why Is It Important To Think About Christmas Now?

Is it too early to think about Christmas? Maybe it is? I know how shocked I get when Radio One start belting out Christmas songs in early November, It is usually just after bonfire night, isn't it? But for business owners and those that broker business opportunities the time is now upon us to consider the festive season. The period between Christmas day and the first working day of the New Year is the biggest time of the year when people take time out to strategise about their futures and look for new business opportunities, these people start to make life changing decisions for the following year.

If you are looking to sell a business, buy a business, diversify or take on new opportunities, dealers or franchises, then it is of the utmost importance that you attract this ultra large group of people during this part of the festive season. It will be of benefit to your business in terms of warmish leads in the first quarter of 2017.

Every year I publish a bumper list of business opportunities in PDF format that gets over 5000 viewers every year. This year will be no exception. This publication is well illustrated and easy on the eye. Last year I had over 300 business opportunities, investment opportunities and property opportunities published. This year there will be many more and over 20 pages of interesting articles will

be included. We still have advertising space available and always welcome, good quality editorial content.

I have detailed information available about what goes on in this sector over the festive season and would be delighted to share this with you. If you would like your offer to be available to our readers this festive season, please do talk to me to discuss options as I would be more than delighted to help you.

## Our News

will be picked up and Court Guinness will be on-call.

### Readership

**I am delighted to announce that the October 2018 edition of The Trade House Magazine has already achieved 7,142 unique readers.**

### Trade Counter News

The Trade Counter is our bulk selling venture, the perfect place for European businesses to buy products in bulk for their business. The Trade Counter now has over 1,400 products in stock. Click here to see our fantastic product range.

### Partner Networks

Is your business looking to expand its partner network. If so we may feature you in future editions of the magazine. Please email [tradehouse@courtguinness.com](mailto:tradehouse@courtguinness.com) for more information.

[Continued on page 56](#)

### The Trade House · Business Consultancy · Business Brokerage · Cloud and Digital Products

**For any information on any of these deals, please contact Court Guinness on +44 (0) 7904 452543 or email [tradehouse@courtguinness.com](mailto:tradehouse@courtguinness.com)**



# The Trade House

## Trade Counter Offers



- 2018 Xiaomi 90fun Makeup Bag Cosmetic Case Storage Bag Waterproof Travel Zip Portable Toiletry Travelling Bag 3L  
**£6.06 £6.05**[Buy product](#)



- 20inch electric bicycle fat tire snow bike 500w high speed motor EBIKE 48V li-ion battery 4.0 tires fold electric mountain bike  
**£999.38 £998.84**[Buy product](#)

- 225W IJOY Captain PD1865 TC Vape Kit W/ RDTA 5S Tank 2.6ml Atomizer & CAPTAIN PD1865 BOX MOD No 18650 Battery Dense Smok Kit  
**£37.56 £30.03**[Buy product](#)



- 24v-72v twist throttle with display & GPS function rolling grips accelerator with lock&key gas handle for electric bike scooter  
**£29.74 £29.73**[Buy product](#)



- 2018 Xiaomi Mijia Wireless Switch House Control Center Intelligent Multi-function Smart Home Device work with mi home app  
**£5.13 £5.12**[Buy product](#)



- 220W Vape Original Vaporesso Revenger X Kit With 5ml NRG Tank and Revenger X box Mod VS Vaporesso Revenger Electronic Cigarettes  
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- 24v36v48v60v 250w350w LCD display & half twist throttle+BLDC controller for electric bike scooter folding bike intelligent bike  
**£32.49 £32.48**[Buy product](#)



- 2018 Xiaomi ZSH Polygiene Anti-bacterial Towel Young Series 100% Cotton 5 Colours Highly Absorbent Bath Face Hand Towel  
**£4.18**[Buy product](#)



<http://courtguinness.com/trade-counter>

[www.courtguinness.com](http://www.courtguinness.com)

## The Trade House Business Opportunities For All



# Court Guinness

Hopefully The United Kingdoms Biggest And Brightest Business Opportunities Free Sheet

### QualifiedConfident

QualifiedConfident is the new confidential enquiry handling service from The Trade House. This allows you to have more control over your business transactions in this market place.

### QualifiedConfident July 2018 Statistics

The Trade House handled 398 QualifiedConfident enquiries during the publishing run of the August 2018 edition of this magazine.

### Supplier Networks

Is your business looking to expand its supplier network. If so we may feature you in future editions of the magazine. Please email [tradehouse@courtguinness.com](mailto:tradehouse@courtguinness.com) for more information.

### Update From The Trade Counter

The Trade Counter the specialist business goods import tool has expanded to over 1,700 products including the worlds smallest laptop.

## !THEFT WARNING!

The Trade House have become aware of a number of thefts nationwide from business premises of high value fixtures and fitting such as tobacco gantries, multi deck refrigerator units, fryers, display fridges and much more. There are currently 10 such thefts that we are aware of. We advise all readers to consider the security arrangements for their premises and make changes or upgrades where needed.

## !THEFT WARNING!

### The Trade House Mission

Our mission is to become the number one source of quality business deals regardless of business sector and geography and to publish a monthly magazine featuring these deals that is available to everyone who is interested in business deals and deal making.

### Free Advertising

**The Trade House Magazine Free Advertising offer is now extended until 28/02/2019!**

### New Domain

Please note that the [courtguinness.eu](http://courtguinness.eu) domain will be disbanded shortly and will be replaced with [courtguinness.com](http://courtguinness.com) which is now fully operational. All bookmarks and contact details should be updated.

### November 2018 Advertising

The advertising deadline for the December 2018 issue of the Trade House Magazine is 18:00 hours Friday 23rd November 2018.

**The Trade House · Business Consultancy · Business Brokerage · Cloud and Digital Products**

For any information on any of these deals, please contact Court Guinness on +44 (0) 7904 452543 or email [tradehouse@courtguinness.com](mailto:tradehouse@courtguinness.com)





## The Trade House Business Opportunities For All



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### Events

#### The Business Show 2018, Excel London

14/15 November 2018

The Trade House Magazine will be there!

#### The International Franchise Show 2019 Excel London

5-6 April 2019

Please email [tradehouse@courtguinness.com](mailto:tradehouse@courtguinness.com) if you would your event featured here.

### Useful Links

[Federation of Small Businesses](#)

[British Franchise Association](#)

Please email [tradehouse@courtguinness.com](mailto:tradehouse@courtguinness.com) if you would your link featured here.

### Jobs

#### Virtual PA Required

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

**Qualified Confident Ref: 0718/115**

#### Regional Manager Required

Regional Manager required to work with Court Guinness for London and the South East. Please contact me for

more information.

**Qualified Confident Ref: 01018/001**

If you would like a job to be listed here please email [thetradehouse@courtguinness.com](mailto:thetradehouse@courtguinness.com)

### Social Media



Our Reddit Channel



Find Us On Facebook



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## The Trade House Business Opportunities For All



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## Hotels And Pubs Wanted To Buy For Clients

Call Court Guinness Now on +44 (0) 7904 452543

[www.courtguinness.eu](http://www.courtguinness.eu)

### Personal Cloud Offer

NextCloud + Akaunting + RainLoop Email Client + 8GB Storage

Only £3.49 Per Month!\* Please Call For More Info

\*12 Month Contract

## The Trade Lounge Is Now Live!

The Trade Lounge Brings a social element and context to doing business and deal making. <https://courtguinness.com/register/>

**The Trade House Magazine Free Advertising offer is now extended until 28/02/2018!**

**ALL Advertising is FREE!**

Email  
[tradehouse@courtguinness.com](mailto:tradehouse@courtguinness.com)  
to place your advertising in the next issue!

## NEXT ISSUE!

**The next issue will be published on:  
28/11/2018**

**Advertising and content deadline:**

**23/11/2018 @ 18:00**

**The Trade House · Business Consultancy · Business Brokerage · Cloud and Digital Products**

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## Information

### Contact

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Telephone +44 (0) 7904 452543

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### Trading Styles

Weekly Deals, The Trade House, The Investment Network and Court Capital Partners are trading Styles of Court Guinness.

### Environment

To protect the environment this publication is only distributed in electronic form. Where possible it should not be printed.

### Unsolicited Sales Calls

The Trade House and Court Guinness do not accept unsolicited sales calls. Anyone caught making such calls to us will have their company and any company they may work for in future barred from doing business with us.

### GDPR and Privacy

The GDPR policy can be viewed by clicking on [this link](#).

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# PROPERTY URGENTLY REQUIRED

The Trade  
House

The Home Of Great  
Business Opportunities  
and more...

## PROPERTY URGENTLY REQUIRED

### WE URGENTLY REQUIRE THE FOLLOWING 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**

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

October 2018

**Court Guinness Is The Confidential And Off Market Business Brokerage Specialist**

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

For any information on any of these deals, please contact Court Guinness on +44 (0) 7904 452543 or email [tradehouse@courtguinness.com](mailto:tradehouse@courtguinness.com)

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## The Trade House Business Opportunities For All

# The Trade House

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- ♦ Business Opportunities
- ♦ Businesses For Sale
- ♦ Businesses Wanted
- ♦ Private Equity
- ♦ Investment Opportunities
- ♦ Intellectual Property
- ♦ Technology
- ♦ Franchises
- ♦ Dealerships
- ♦ Effort Equity Swap
- ♦ Micro Finance
- ♦ Websites
- ♦ Internet Businesses
- ♦ Work From Home
- ♦ Retail
- ♦ Food
- ♦ FMCG
- ♦ IT Businesses
- ♦ Joint Ventures
- ♦ Unusual Businesses
- ♦ Van Based Businesses
- ♦ Travel Businesses
- ♦ SEIS
- ♦ Pubs
- ♦ Hotels
- ♦ Property
- ♦ Restaurants
- ♦ Lifestyle Businesses
- ♦ MLM
- ♦ Recruitment Businesses
- ♦ Development Opportunities
- ♦ Care Homes
- ♦ Investment Property
- ♦ Commercial Property
- ♦ Petrol Stations
- ♦ Newsagents
- ♦ Shops
- ♦ Business to business companies
- ♦ Take away shops
- ♦ Laundrettes
- ♦ Campsites
- ♦ Franchise Resales
- ♦ Cookshops
- ♦ Off Licences
- ♦ Marine
- ♦ Catering Vans
- ♦ Fashion Businesses
- ♦ Asset Sales

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