

Sole Selling Rights Agreement



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AUTHORISED SIGNATURE DOCUMENT

You, appoint Us, Altius Group Limited at Eaves Brook House, Navigation Way, Preston, PR2 2YP Company Number 6540680, to match, market and/or sell the below named business and/or property on your behalf.

This Agreement is a Sole Selling Rights agreement and comprises this Authorised Signature Document and the Terms and Conditions attached hereto. This Agreement is a binding legal contract and should not be signed until you have read, understood and agreed it. By signing this Agreement, you confirm that you have received, read and understood both this Authorised Signature Document and our Terms and Conditions. You confirm that you are selling a business and/or business property and contract with us a person with authority to instruct us.

Please tick the box if the business includes a limited company or limited liability partnership ☒

LIMITED COMPANY/~~LIMITED LIABILITY PARTNERSHIP~~ or ~~TRADING NAME FOR LIMITED INCORPORATED BUSINESS/SOLE TRADER/~~

Company Name: **SECEFFICIENT LIMITED** / **ARISTOCOR BEBEC FURNISHINGS LIMITED**

Company No (if applicable): **02662897 / 12259599**

BUSINESS/PROPERTY:

Instruction to sell: **See EFFICIENT LIMITED** ("the Business")

Address: **Unit 9, Brickfields Mill, Salford Street, Salford**

Postcode: **M4 3GF** If more than one property included, please list in note box below

Website: ☐ FREEHOLD ☒ LEASEHOLD

OWNER(S)/SIGNATORY(IES):

1. Name: **Jayne Nickelsbury**

Address: **1 Dunfries Avenue, Dunsburg**

Postcode: **OL3 5SA**

Contact no: **07813 165 034**

Email: **Jayne@secefficient-uk.co.uk**

2. Name: **Jayne Nickelsbury**

Address: **1 Dunfries Avenue, Dunsburg**

Postcode: **OL3 5SA**

Contact no: **07813 165 034**

Email: **Jayne@secefficient-uk.co.uk**

3. Name: **Jayne Nickelsbury**

Address: **1 Dunfries Avenue, Dunsburg**

Postcode: **OL3 5SA**

Contact no: **07813 165 034**

Email: **Jayne@secefficient-uk.co.uk**

Additional Terms/Notes:

COMMENCEMENT DATE **16.01.2025** (Clause 5.1)

Subject to clause 5.2 of the Terms and Conditions, Our sole selling rights are for a minimum period of 12 months ("Minimum Period") and continues thereafter until terminated in accordance with clause 8 ("Term").

Excluded Party (applicable to clause 6.1(a) only):

WHAT YOU PAY US ("The Agreed Fee")

☒ (i) 5% of the Consideration plus VAT, with/without freehold property and/or ~~5%~~ of the Consideration plus VAT with/without leasehold property, or

☐ (ii) a fixed fee of £ plus VAT or

☐ (iii) % of the Consideration plus VAT

But always a Minimum Fee of ~~£400~~ **£8,500** plus VAT plus all Marketing Fees, all Marketing costs and any Lease Premium charge all as set out in clauses 3 and 6 of the Terms. The Consideration is defined in detail in the Terms and Conditions which you must read before signing this Agreement.

MARKETING FEES

On signing this Agreement, You pay Us an initial non-refundable Initial Marketing Fee of £ **4,000** plus VAT

and upon completion will pay Us a Completion Marketing Fee of ~~£2,000~~ **£1,000** plus VAT

WHEN YOU PAY US

You must pay Our fees, in addition to any other costs or charges agreed with Us such as marketing charges, in accordance with Clauses 3 and 6.1 - 6.7 (inclusive) of the attached Terms and Conditions.

ASKING PRICE (Clause 2.1)

The price that you have requested that We market Your Business for is:

☐ £ plus SAV Freehold or plus SAV Leasehold (delete as appropriate)

☒ Bids invited, with a Target Price of £ **250,000** plus SAV Freehold or plus SAV Leasehold (delete as appropriate)

MARKETING CONSENTS (Clause 4.4)

I agree to details of the Business being circulated to other members of Your group.

I agree to details of the Business being included on websites at Your discretion.

☒ YES ☐ NO

☒ YES ☐ NO

SIGNATURE(S) OF AUTHORISED PERSON(S):

Where You are a limited company or limited liability partnership the director(s)/shareholder(s)/partner(s) sign below both for the company or partnership and as guarantor (see clause 1.1 of the Terms and Conditions, giving a personal guarantee. You also sign in a personal capacity. All signatories have joint and several liabilities including in their personal capacities.

You confirm that You are an experienced business person(s) who has read and fully understood this Agreement.

No earlier statement or document forms part of this Agreement and You confirm you have not relied on any such warranty or representation made to You, whether written or oral. Before signing this Agreement You should ensure that You have read the whole of this Agreement and asked for clarification of any issues which You do not understand.

In particular, Your attention is drawn to clauses 3, 5, 6, 8, 9, 11.1, 11.4, 11.5 and 11.14 of the attached Terms and Conditions.

1. Signed: **Jayne Nickelsbury**

Print Name: **Jayne Nickelsbury**

Date of Birth: **29/05/1958**

Date: **16/01/2025**

☒ Director ☐ Proprietor ☐ Partner ☐ Shareholder ☐ Other

2. Signed: **Jayne Nickelsbury**

Print Name: **Jayne Nickelsbury**

Date of Birth: **29/05/1958**

Date: **16/01/2025**

☒ Director ☐ Proprietor ☐ Partner ☐ Shareholder ☐ Other

3. Signed: **Jayne Nickelsbury**

Print Name: **Jayne Nickelsbury**

Date of Birth: **29/05/1958**

Date: **16/01/2025**

☒ Director ☐ Proprietor ☐ Partner ☐ Shareholder ☐ Other

Signed for and on behalf of Altius Group Limited:

Signed: **N. Parkinson** Print: **N. Parkinson** Date: **16.01.2025**