

TRADING HOURS AND PATTERNS

FINANCIAL INFORMATION				
	Y/E (£)	Y/E (£)	Y/E (£)	ADVISED / PROJECTED
TURNOVER	31/3/20 £90,221			
GROSS PROFIT				
NET PROFIT	£23,457			
Donk	£88			
Accountancy	£1506			
RECONSTITUTED NET REPORT	£23,081			
YEAR END	REQUESTED / RECEIVED	REQUESTED / RECEIVED	REQUESTED / RECEIVED	
☒ ACCOUNTS SEEN		☐ VERBAL FIGURES GIVEN		VENDOR'S SIGNATURE J. Bottin.

FIXED / MAJOR ASSETS
ie. freehold etc.

NOTES
☐ FREEHOLD ☒ LEASEHOLD ☐ LONG LEASEHOLD
WHO IS THE PROPERTY OWNED BY?

FREEHOLD	SHORT LEASEHOLD ☒	LONG LEASEHOLD ☐	RATEABLE VALUE ☐	LANDLORD ADDRESS ☐
☐ WHEN LAST VALUED	ORIG. LENGTH 15 YRS REMAINING 11 1/2 YRS REVIEW Annual YRS NEXT/LAST REVIEW 2022	RESIDUE _____ YRS	£ _____ PA	V WILL GRANT OWN LEASE FOR _____ YRS/NEGOTIABLE
	RENT £16,788 PAX inclusive (except electricity)	GRID/CHIEF RENT _____ PA	NON-DOMESTIC RATES PAYABLE £ n/a PA	PROPOSED RENT £ _____ PAX

INSTRUCTED ASKING PRICE

VENDOR'S ASKING PRICE		
☒ 1 HAS THE BUSINESS OR ANY PART BEEN VALUED PREVIOUSLY? IF SO, WHEN AND HOW MUCH? No	☒ 2 IS THE BUSINESS OR HAS THE BUSINESS BEEN ON THE MARKET? IF SO, WHEN? No	☒ 3 DOES THE VENDOR HAVE ANY EXPECTATIONS ON PRICE? As close to Asking Price

GOODWILL		£
FREEHOLD		£ 75,000
STOCK		£
FIXTURES & FITTINGS		£
BALANCE SHEET	Y/E (Date)	£
OTHER		£
TOTAL INITIAL ASKING PRICE		£ 75,000

NOTES

REFERRALS

WHEN WAS THE BUSINESS ESTABLISHED?	well established	YEARS	MONTHS
LENGTH OF CURRENT OWNERSHIP	6	YEARS	MONTHS

CHILDCARE

NO REGISTERED	26	OCCUPANCY %	TBC
OFSTED		FEES	
DATE INSPECTED	Amazon Inspected	FULL TIME FEES	£350 Per hr
RATING		OTHER FEES CHARGED	£4 per hr w.e.f September
EXISTING CONTRACTS IN PLACE		WHICH LOCAL AUTHORITY IS USED?	

HEALTHCARE

TYPES OF CARE OFFERED	
FEES	
NO. OF BEDROOMS	NO. OF EN.SUITE
% SPLIT PRIVATE/LOCAL AUTHORITY	

KENNELS, CATTERY & EQUESTRIAN

HAVE THE LAST 3 YEARS ACCOUNTS & LAST 4 QUARTERS VAT RETURNS BEEN REQUESTED?	yes
HOW HAS THE PRICE BEEN CALCULATED (MULTIPLE OF WEEKLY TAKINGS, EBITDA ETC)	3x EBITDA
WHAT MULTIPLES DID YOU USE TO REACH THE PRICE?	— 11 —
WHAT EQUIPMENT IS ON LEASE AND HOW LONG IS LEFT ON THE LEASE?	N/A
IS THE PRICE ON THE MARKET HIGHER THAN YOU ADVISED? IF SO BY HOW MUCH?	Slightly £65,000
HOW MUCH LAND IS AVAILABLE?	N/A
CAN YOU HAVE STABLES?	N/A
HAS PLANNING PERMISSION BEEN PUT IN BEFORE FOR ANY EXTENSION GRANTED?	N/A

EXTRA COMMENTS

Floor plans would be good
Lots of information about quality and information of property needed
Lots of additional photos of accommodation also needed

WHAT TYPE OF BROCHURE HAS BEEN AGREED?

Standard

TYPE OF PROPERTY (Please tick the one that applies)

☐ BUNGALOW☐ FLAT☐ PARK HOME

☐ COTTAGE☐ LAND☐ SEMI-DETACHED HOUSE

☐ DETACHED HOUSE☐ LINK-DETACHED HOUSE☐ STUDIO

☐ END TERRACED HOUSE☐ MAISONETTE☐ TERRACED HOUSE

☐ BARN CONVERSION/FARMHOUSE☐ MEWS HOUSE☐ TOWN HOUSE

NO. OF BEDROOMS		NO. OF RECEPTION ROOMS	
NO. OF BATHROOMS		NO. OF FLOORS	

BATHROOM BREAKDOWN (Downstairs w/c, en-suite, main bathroom)

BUSINESS SOURCE (Where do the clients source their business from?)

Referrals
Word of mouth
Passive entry

☐ DIRECT MARKETING☐ SALES REPS☐ TRADE SHOWS☐ TRADE DIRECTORS☐ WEBSITES

☐ TELESales☐ PRESS☐ TRADE PRESS☐ PR

GEOGRAPHY / TRADING LOCATION

Prominent & Accessible main to Poole,
close to town centre

☐ NATIONAL☐ REGIONAL☐ LOCAL☐ RADIUS/INTERNATIONAL

AWARDS, ACCREDITATIONS AND TRADE ASSOCIATIONS

CLIENT CUSTOMER PROFILE

☐ CUSTOMER PROFILE☐ CUSTOMER BREAKDOWN

STAFF STRUCTURE / TRAINING

owner manager
Deputy manager
complement of qualified staff members.

Contracts of employment/management structure

BUSINESS BROCHURE AND OTHER MARKETING MATERIAL

☐ ON FILE☐ REQUESTED☐ NOT AVAILABLE

SCOPE AND DEVELOPMENT

Potential to increase specialisation due to the size of
the property since they moved

COMPETITION

No direct competition.

Business Appraisal

EMAIL / POST

Please provide Email / Postal address for sending the draft particulars?

CONTACT NAME

JACQUELINE BOTHEILL

rosiesmithson@yahoo.co.uk

CONTACT NUMBER

07712 217 114

VENDOR	JACQUELINE MARY BOTHEILL	D.O.B	5.8.71
VENDOR	GLYNN PERE BOTHEILL	D.O.B	5.6.72
VENDOR		D.O.B	
VENDOR		D.O.B	

BUSINESS TYPE	TERM TIME PRE-SCHOOL
TRADING NAME	DORCOTE PLAYCUP
BUSINESS ADDRESS	15-19 FALSGRAVE ROAD, SUSSEX
WEBSITE	

RESIDENTIAL ADDRESS	90 NORTH MAINE ROAD, SUSSEX
POSTCODE	BN1 2JA

BUSINESS TEL 1	☐ DO NOT USE	BUSINESS TEL 2	☐ DO NOT USE
HOME TEL	☐ DO NOT USE	MOBILE	☐ DO NOT USE
EMAIL	☐ DO NOT USE	FAX	☐ DO NOT USE

SOLICITOR'S NAME	Details to follow
ADDRESS	

SALES INFORMATION

REASON FOR SALE (Anticipated timescale)

CHANGE IN DIRECTION - ASAP

PRINCIPAL BUSINESS ACTIVITIES / BUSINESS HISTORY

TERM TIME PRE-SCHOOL (2-5 years)

TICK AS APPROPRIATE ☒

NUMBER OF RECEPTION ROOMS (This is every separate room except the kitchen)

NUMBER OF RECEPTION ROOMS (This is every separate room except the kitchen)

RECEPTION ROOM BREAKDOWN (Lounge, Dining Room, Sitting Room)

ANY EXTRA ROOMS (Utility, Conservatory etc)

FEATURES

- | | | | |
|--|--|------------------------------------|--|
| ☐ BALCONY | ☐ DISABLED FEATURES | ☐ FIREPLACE | ☐ PARKING |
| ☐ CENTRAL HEATING | ☐ DOUBLE GLAZING | ☐ GARDEN | ☐ PORTER/SECURITY |

OTHER (Please state any others)

VENDORS DECLARATION

I/we being the vendor of the business acknowledge that all of the information provided by me/us, and detailed in pages 1 to 6 inclusive of the this document, are correct and complete in every respect.

Signed

J. Botheim

Date

2-8-21

ADDITIONAL NOTES

Business ID - 48626



★ Trustpilot

Dorecota Pre-School
Scarborough.



BUSINESS APPRAISAL

Redwoods Dowling Kerr

Unit 1, Tustin Court, First Floor, Port Way, Ashton-on-Ribble
Preston, PR2 2YQ

Telephone: 01772 775 759 Web: www.redwoodsdk.com

Redwoods Dowling Kerr is a division of Altius Group Ltd.
Registered office: Unit 1, Tustin Court, First Floor, Port Way, Ashton-on-Ribble, Preston, PR2 2YQ