

(BROMLEY)

Kip McGrath Education Centre

Sale Price: £30,000



**The Annexe, Carlton Chambers, 5-6 Station Road
Shortlands, Kent (Greater London), England, BR2 0EY**

Centre Owner: Joanna Richards

Contact details: 0208 466 6713

Phone: 07772998708

Mobile:

Email: bromley@kip-mcgrath.com

Brief Description of the Area (e.g. boundaries):

Bromley: in particular Shortlands, Bromley Town, Plaistow & Sundridge, Copers Cope, Kelsey & Eden Park.

Bromley is the largest borough in Greater London by area.

Is the Centre in a leased or owned property (if leased give time left to run):

Leased - period finishes in June 2018, but the landlord is happy to extend with a new owner. Rent is £9500 all inclusive.

Demonstrate Going Concern and potential for further growth:

Details are available on request to legitimate inquiries.



FINANCIAL PERFORMANCE

(Bromley)

KIP McGRATH EDUCATION CENTRE

Average number of students for the last 2 financial years:

55

Inventory of all items to be included in the sale:

Goodwill - names and contact details of current & previous students and general enquiries

10 computers

headphones

10 Kip chairs

2 large Kip tables

2 small Kip tables

Teacher desk

Teacher chair

Front of desk display

5 waiting room chairs

Waiting room coffee table

Bookshelves x 5 (varying sizes)

Kip branded displays

A-Board signage

Branded Banner

Various Resources including dictionaries & apparatus

Brother Printer

(These will not be published)

The following note will be on the published version.

The Inventory, financials and student levels are available on request to legitimate inquiries.

How long have you owned the business?

6 years

Is the Disclosure Document available in hard copy, electronically or both?

(Please indicate if it is your intention to prepare and hand out a disclosure document to prospective purchasers. Currently this is not a legal requirement in the UK)

Electronically

Is a Contract for Sale available? (We do not have a standard contract for use between Franchisee –v- Purchaser and would advise when you get to this point to arrange for a solicitor's contract to be prepared)

Not yet. Each party is to be responsible for the payment of own legal fees.

When would you like to sell?

As soon as possible - before end of May 2018

Reason/s for selling:

Family circumstances (elderly parents)

SPECIAL CONDITIONS TO BE AWARE OF TO PURCHASE

(BROMLEY)

- Master Franchisee is required to interview and give permission for the incoming purchaser.
- The following documents would need to be provided at interview:
 - Valid DBS
 - Sighting of original qualifications
 - References
 - Ensure up to date KMEC programmes are installed
- The purchaser would need to successfully complete a programme of initial training
- Centre hardware and software must have the latest available KMEC programs.
- Centre must comply with Gen2 compliancy

Supporting evidence will not be published on the website

Supporting evidence

Head Office requires copies of the following supporting evidence:

- Your Disclosure Document that includes the last 2 year's financial details (i.e. Profit & Loss statement)
- A copy of your written valuation
- Your contract for sale
- (Optional but desirable) Monthly or weekly attendance figures for the last 2 years)