

Business Opportunities Trades Technology
Pubs Tourism **Businesses For Sale** Advice
Van Based Businesses **Businesses Wanted** Joint Ventures Internet Businesses
Shops **Investment Opportunities** Offers Leisure Websites
Comment Catering **Micro Finance** **Private Equity**
Dealerships Retail Land Hotels **Resale** Franchises
Effort-Equity Swap

Over £2,400,000,000 of business opportunities in this issue!!

The Trade House

The Home Of Great Business Opportunities and more...

Hopefully The Brightest Business Listings Magazine In Europe

FREE DIGITAL MAGAZINE!

Inside:

- Top tips for buying a Lifestyle business
- Over 800 Business Opportunities
- Special Offers
- Many 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 £1 to £213,000,000
- Lots of property deals

Price: £FREE!

Issue No: 17

Edition: Winter20/21

Special Edition



Court Guinness

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



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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





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Deal Selection

Small Local Food and Drink Retailers Wanted

We are recruiting for small food and drink retailers nationwide who would like to stock a new range of craft gins. Good margins on offer. Excellent POS collateral. Samples available now.

Tradehouse Sentinel Ref: 395

Kent Off Licence

Nice Kent location. 1000 Sqft. Touch screen and scan tills. Tobacco gantry. 2 x full height fridges. 2 x full height multideck refrigerators. T/O £8000 PW. Asking £60,000.

Tradehouse Sentinel Ref: 359

Car Parts Website

We are pleased to offer a great car spares and car parts website which caters for modern classic cars. The offer comprises a strong well known domain name, a good well visited website that is very usable with excellent cross-sell and up-sell potential. There is also a good well maintained customer database and well visited social media infrastructure. Price: £19,000+ SAV

Tradehouse Sentinel Ref: 273

Channel Islands Businesses Wanted

A delightful couple are looking to purchase a business in the Channel Islands owing to relocation. Budget £250K+ Price: £250k-£500k

Tradehouse Sentinel Ref: 275

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THE TRADEHOUSE COVID-19 RESPONSE

The Trade House are continuing to operate during the COVID-19 Pandemic.

All networking events, trade fairs, face to face meetings and site visits are cancelled.

All non-UK operations are being managed remotely.

Meetings are taking place via video conferencing.

The Trade Counter is experiencing some delays and shortages of stock on some product lines. We can update customers on individual orders.

All lines of business are operational.

All enquiries should be directed to tradehouse@courtguinness.com

Message From Court Guinness

These are unprecedented times. We realise that many members will be very concerned.

On behalf of The Trade House Court Guinness wishes all of our customers, friends, club members, advertisers, readers, suppliers, associates and their families the best of health and looks forward to hearing from you all soon via, phone, email, or video and looks forward to meeting with you when this all over.

We are always happy to hear from you all.

Take Care and Stay Safe

With Kindest regards

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Business Opportunities For All

I must start by thanking the 42,937 unique readers of the December 2020 edition for their readership and even more for their further enquiries. I thank you all for your readership and advertising in these unprecedented times.

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. We have returned the business articles..

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 £ 2,400,000,000 worth of business opportunities in this magazine every issue

The business opportunity with the least value has a value of just £1 and our largest opportunity is priced at £213,000,000! We now have over £2.5 Billion of business opportunities on our database!

With warmest regards.

Court Guinness

Hopefully The United Kingdoms Biggest And Brightest Business Opportunities Magazine

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.

Social Media



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NEXT ISSUE!

**The next issue will be published on:
24/02/2021**

Advertising and content deadline:

19/02/2021 @ 18:00

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Publishers Picks

*** Business Opportunity Of The Month **

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.

Tradehouse Sentinel Ref: 90

*** Business Opportunity Of The Month **

*** SPOTLIGHT ****

Stunning South Coast Seafood Restaurant

Stunning Sussex coastal location. A well presented seafront seafood restaurant. 50 covers. Excellent trade kitchen. Turnover £10,000 p/w. Retirement sale. Asking £60,000

Tradehouse Sentinel Ref: 358

20 Bed HMO London/Essex Borders

Good 20 bed HMO investment property split over 3 floors, mix of long term tenant and AirBnb. Good fit and finish upper quartile rents achieved. Yield: Over 6.5 % Asking £2,250,000

Tradehouse Sentinel Ref: 101

Coffee Van For Sale

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

Tradehouse Sentinel Ref: 228

*** SPOTLIGHT ***

Business Opportunities and Deals

Please Note that category orders have changed

Aircraft

Embraer ERJ 190 Jet. No 1

100 PAX regional passenger Jet for sale. 4,500 Km range. All economy configuration. Asking £10,000,000

Tradehouse Sentinel Ref: 1720

Gulfstream G200 Jet For Sale

2009 Gulfstream G200. 2150 hours. Pratt and Whitney engines. Excellent Value. Very, very well equipped. Lovely cabin. Seats 8.

Tradehouse Sentinel Ref: 6563

Continued on next page



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The Trade House The Trade Club Is Now Open For Membership

The Trade Club <https://courtguinness.com/register/>

Airbus A320-200 2006

210 seat configuration. 2 class layout. Fully Specified. Well maintained. Lying UK.

Tradehouse Sentinel Ref: 5406

Embraer ERJ 190 Jet. No 2

100 PAX regional passenger Jet for sale. 4,500 Km range. Premium (10 PAX) + Economy (90 PAX) configuration. Asking £10,000,000. Ready to fly.

Tradehouse Sentinel Ref: 1721

Alternative Investments

Welcome to our new alternative investments section.

Outstanding Portfolio Of Wine

Large portfolio of wine for sale. Currently cellared in Belgium. Full inventory in The Trade House office. £37,000

Tradehouse Sentinel Ref: 113

Classic Cars

1992 FERRARI F40

1992 Cat adjusted Ferrari F40 in red with most of its original features. Massive History. Classiche Certification. 9,000 KM.

Tradehouse Sentinel Ref: 111

2017 ROLLS-ROYCE DAWN

SPECIFICATIONS: Engine: 6492 cc * 571 HP * Mileage: 3014 miles . Asking Price: £375.000

Tradehouse Sentinel Ref: 82

2009 Bugatti Veyron

2009 Black Bugatti Veyron for sale from a good private European collection 1,300 km only. In perfect condition. Asking €POA

Tradehouse Sentinel Ref: 6624

1976 TRIUMPH TR6

SPECIFICATIONS: Engine: 2500 cc 105 HP * Mileage: 50268 orig. miles * Manual transmission* Left hand steering. Asking £39,000

Tradehouse Sentinel Ref: 64

[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.

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2018 FERRARI LAFERRARI

SPECIFICATIONS: Engine: 6262 cc * 963 HP * Mileage: 62 orig. miles * Manual transmission * ABS * Power steering * Power windows * Heated front seats * Central locking system * Anti-theft system * Left hand steering . Asking Price £3,200,000.

Tradehouse Sentinel Ref: 111

1988 FERRARI TESTAROSSA

SPECIFICATIONS: Engine: 4941 cc * 385 HP * Mileage: 38663 orig. miles * Manual transmission * ABS * Power steering * Power windows * Heated front seats * Central locking system * Anti-theft system * Left hand steering £159,000

Tradehouse Sentinel Ref: 112

1995 FERRARI F355 BERLINETTA

Engine: 3496 cc * 381 HP * Mileage: 13047 orig. miles * Manual transmission * ABS * Power steering * Power windows * Heated front seats * Central locking system * Anti-theft system * Left hand steering. Asking £119,000

Tradehouse Sentinel Ref: 114

To Advertise in our alternative investments section, please email tradehouse@courtguinness.com

Asset Sales

Fabrication & Welding Plant and Equipment,

Fabrication & Welding Plant and Equipment for sale. Currently in North West England. Full list in Trade House Office.

Tradehouse Sentinel Ref: 6625

Woodworking Machinery For Sale.

Contents of woodworking machine workshops for sale, based Midlands.

Tradehouse Sentinel Ref: 45

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.

Tradehouse Sentinel Ref: 117

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.

Tradehouse Sentinel Ref: 198

[Continued on next page](#)



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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

Tradehouse Sentinel Ref: 202

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.

Tradehouse Sentinel Ref: 156

Automotive

Car Showroom South Hertfordshire

1.1 acre site. Large used car sales area. Workshops, New car Sales Showroom. Offices. Potential for Alternative uses. £POA

Tradehouse Sentinel Ref: 6618

Car Dealership Premises For Sale West Midlands

Externally this space provides for 100 cars with 10 prime sales spots to road frontage. The building provides 25,000 sq ft. of space. Split into parts warehousing, vehicle servicing/valeting/MOT and sales and offices. The showroom has space for 7 cars internally in a relaxed spaced out layout. Asking: POA

Tradehouse Sentinel Ref: 6626

Used Car Sale Business, Yorkshire

Nice used car sales pitch on outskirts of good Yorkshire. T/O £1 Million. Profit £95k. Leasehold premises. Space for 20 cars. Office and facilities. Relocation sale. Stock available by negotiation. Asking £165,000

Tradehouse Sentinel Ref: 6559

Car and Van Leasing Business For Sale

Good car and van leasing business for sale. Excellent relationship with suppliers. Low refusal rates. Good SME customer base. Very profitable 4 staff. Turnover £250k PA

Tradehouse Sentinel Ref: 6685

Tyre and Exhaust Centre For Sale

Tyre and Exhaust Centre in Leicestershire For Sale. 3000 Sqft. 3 Ramps, customer parking, waiting room, reception, stores, staff facilities. Fully fitted to a high standard. £POA

Tradehouse Sentinel Ref: 4243

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The Trade House Magazine Free Advertising offer is now extended until further notice.

ALL Advertising is FREE!

Email tradehouse@courtguinness.com to place your advertising in the next issue!

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Key Responses

| | |
|---|--------------------------|
| Total Issues : | 16 |
| Total Unique Readers : | 299,176 |
| Average Unique Readership : | 16,855 |
| Lowest Readership: | 3,144 |
| Highest Readership: | 47,257 |
| Average number of Pages: | 72 |
| Lowest Number of Pages: | 14 |
| Highest Number of Pages: | 133 |
| Average Value of listings: | £733,916,605 |
| Lowest Value Of Listings: | £24,025,990 |
| Highest Value of Listings: | £2,371,282,768 |
| Average Growth/issue: (Pages) | 14.60% |
| Average Growth/issue: (Listings) | 23.56% |
| Average Growth/issue: (Value) | 37.59% |
| Magazine Cost: | £ Currently Free! |
| Advertising Cost: | £ Currently Free! |
| Lowest Value Listing: | £1.00 |
| Highest Value Listing: | £213,000,000 |

Readership

Gender

| | |
|-------------------|-----|
| Male | 60% |
| Female | 37% |
| Prefer Not To Say | 3% |

Ages

| | |
|---------|-----|
| 18-21 | 2% |
| 21-30 | 15% |
| 31-40 | 32% |
| 41-50 | 30% |
| 51-60 | 10% |
| 61-70 | 8% |
| Over 70 | 3% |

Location

| | |
|---------------|-----|
| England | 32% |
| Scotland | 19% |
| Wales | 5% |
| Ireland | 10% |
| EU | 16% |
| EEA | 10% |
| Middle East | 3% |
| USA | 2% |
| Africa | 1% |
| Rest Of World | 2% |

Data taken from a recent readership survey

Hopefully The World's Brightest Business Magazine

Scan Me for more information



The Trade House
Business Opportunities For All

Monthly The United Kingdom's Biggest And Brightest Business Opportunities Free Sheet

Investment Available
Do you have a business idea or business and you want to see it succeed on that day, we offering 12 months for investment in a business and 100% of the profit. 12 months of £1000 is available for any business. **Qualified Confident Ref: 071843**

Technology
Software Development Businesses Required For Acquisition
Software development business wanted for acquisition for sale. **Qualified Confident Ref: 071843**

Intellectual Property
Intellectual Property Sale - Recruitment Sector
We are an established and successful property development and construction company with a strong track record in the UK and Europe. We are looking for a business to acquire. **Qualified Confident Ref: 071843**

USA
Recruitment - Colombia USA
We are looking for a business to acquire in the USA. **Qualified Confident Ref: 071843**

UK/USA
Franchise Opportunity
We are looking for a business to acquire in the UK/USA. **Qualified Confident Ref: 071843**

The Trade House Business Consultancy Business Brokerage Digital and Digital Products
For any information on any of these deals, please contact Court Guinness on +44 (0) 7994 452343 or email info@courthouseguinness.com

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VW Caddy Vehicle Leasing Wanted

VW Caddy required to lease. High spec required 20,000 miles per annum

Tradehouse Sentinel Ref: 4250

B2B Services

FingerTips Intelligence

Is your business overrun with spreadsheets? Are you having #hellwithexcel? At Fingertips Intelligence we work with clients who find themselves in this situation, and replace them with one single Filemaker database solution. Here are some of the benefits of doing this:-

You will save a considerable amount of time by not having to copy data between different documents

You will see a greater improvement in data quality – as you will know that single data item is correct rather than it having different values in multiple locations

More than one person can access the data at the same time

You can obtain greater business intelligence by being able to pull together data from different sources into more sophisticated reports

Example Projects:

A Facilities Management company can now generate reports about the number of assets in a building in a matter of minutes rather than hours

A HR company that works with the NHS can now doing all their reporting in a matter of seconds rather than taking 8 hours each month

A Christmas Tree Seller can now see all their deliver-

ies easily.

<https://www.fingertips-intelligence.co.uk/>

Tradehouse Sentinel Ref: 268

Web Developer Required

Web developer required for new project that requires completion by end January 2020. Skills: PHP/HTML/JavaScript/MySQL/WordPress. Good budget ready.

Tradehouse Sentinel Ref: 309

Commercial Finance Brokers Required

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

Tradehouse Sentinel Ref: 267

Accountants Required

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

Tradehouse Sentinel Ref: 266

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The Trade Club 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

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.**

December 2020

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

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Solicitors Required

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

Tradehouse Sentinel Ref: 268

Tax advisers Required

Tax advisers required on behalf of brokerage clients, please contact me.

Tradehouse Sentinel Ref: 266

Affected BY COVID-19?

Are you struggling with the commercial effects of COVID-19. The Trade Desk may be able to help by putting you together with our marketplace. Please contact the office for more information.

Tradehouse Sentinel Ref: 6628

Consignments

N95/FPP2 Face Masks

Consignment of 5,000,0000 N95/FPP2 face masks for sale. Offers for the entire consignment only. £POA

Tradehouse Sentinel Ref: 4090

Consignment Of Feminine Hygiene Products

I have a consignment of 10,000 3 packs of tampons for vending machines. RRP for vending £3.00 My client will listen to reasonable offers for the entire consignment.

Tradehouse Sentinel Ref: 4096

Consignment Of Condoms

I have a consignment of 10,000 3 packs of Durex condoms. RRP for vending £3.99 My client will listen to reasonable offers for the entire consignment.

Tradehouse Sentinel Ref: 4095

Consignment of Tablet and Phone cases for sale

Good consignment of soft furnishings for sale. Available to view in Essex. Inventory in office. Asking £995 ex VAT

Tradehouse Sentinel Ref: 165

Consignment of Soft Furnishings for sale

Good consignment of soft furnishings for sale. Available to view in Essex. Inventory in office. Asking £650 ex VAT

Tradehouse Sentinel Ref: 162

Stock Liquidation High Street Retailer One

Consignment of 3 x pallets liquidated curtains from high street retailer. Price £1,495 each

Tradehouse Sentinel Ref: 6621

Stock Liquidation High Street Retailer Two

Consignment of 3 x pallets liquidated lighting from high street retailer. Price £1,695 each.

Tradehouse Sentinel Ref: 6622

Continued on next page

To respond to an enquiry that does not have contact details listed please simply email tradehouse@courtguinness.com quoting the Tradehouse Sentinel Reference Number to be provided with more details.

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Consignment of Garden Power Tools for sale

Good consignment of garden power tools for sale. Available to view in Essex. Inventory in office. Asking £2,000 ex VAT

Tradehouse Sentinel Ref: 189

Stock Liquidation High Street Retailer Three

Consignment of 3 x pallets liquidated ladies fashions from high street retailer. Price £1,695 each.

Tradehouse Sentinel Ref: 6623

Consignment of Children's Toys

Good consignment of children's toys for sale. Available to view in Essex. Inventory in office. Asking £750 ex VAT

Tradehouse Sentinel Ref: 51

Consultancy

Project Managers Required - Naytencourt

Project managers required in France post COVID-19 lockdown. Project 1. IT rollout near Lyon. Project 2. Country Chateau and estate restructuring and monetisation. Near Metz. Excellent Rates.

Tradehouse Sentinel Ref: 3460

Project Managers Required - Contract - France

Contract managers required for infrastructure projects in France from 03/2021 (Subject to C-19 restrictions). Good rates available.

Tradehouse Sentinel Ref: 6632

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.

Tradehouse Sentinel Ref: 210

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 2020 and needs to be completed for an early May 2019 Launch. This project will require regular visits to London.

Tradehouse Sentinel Ref: 43

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.

Tradehouse Sentinel Ref: 121

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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.

Tradehouse Sentinel Ref: 192

Contracts

Café Operator Required

Café Operator required for new site in the London Borough of Camden. 650 sq. ft. total to include storage/staff facilities, counter, servery and retail seating area. Excellent local trade and passing trade with good footfall. Looking for a good mid market offer on coffee and savoury and sweet snack foods and sandwiches.

Tradehouse Sentinel Ref: 1706

Catering Contract Wales

Post Covid-19 Contract offer. A welsh Rugby club seek a catering partner to cater for match days and other events, to include player catering, executive catering, spectator refreshments and special events from buffet to silver service. Excellent contract terms available including revenue share. Fully fitted trade facilities on site. Some staff assistance available (TUPE and casual contract).

Tradehouse Sentinel Ref: 2097

Cleaning And Security Contract

3 year contract available to provide security, cleaning, janitorial and reception

services to a professional services company in the home counties. Full details in the Trade House Office.

Tradehouse Sentinel Ref: 6633

Catering Concession South East England

Association Football. Post Covid-19 Contract offer. A South East England football club seek a catering partner to cater for match days to offer hot and cold, alcoholic and non alcoholic spectator refreshments. Excellent contract terms available including revenue share. Fully fitted trade facilities on site. Some staff assistance available (TUPE and casual contract).

Tradehouse Sentinel Ref: 2098

Continued on next page

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Creative, Advertising and Marketing

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.

Tradehouse Sentinel Ref: 160

Comedy Film Company For Sale

Creator and provider of on-demand comedy films is available for sale with current management. The business is currently income generating and profitable.

Current Valuation: £1,750,000

Tradehouse Sentinel Ref: 4235

Data Centres

Data Centres Required For Purchase in Ireland

My client Requires Data Centres to purchase in Ireland. For more information, please contact me.

Tradehouse Sentinel Ref: 6558

Data Centre For Sale - Nottingham

Data centre for sale near Nottingham. Advertised for clients. Asking price £8,000,0000

Tradehouse Sentinel Ref: 6636

Data Centres Required For Purchase in Scotland

My client Requires Data Centres to purchase in Scotland. For more information, please contact me.

Tradehouse Sentinel Ref: 6557

Data Centre For Sale

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

Tradehouse Sentinel Ref: 6635

Dealers and Resellers

Dealers Required For Personal Safety Products

Dealers required for a quality range of personal security products. Good product range excellent margins.

Tradehouse Sentinel Ref: 6607

Continued on page 19



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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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Dealers Required For A New Range Of PEVS

Dealers are required for a new range of Personal Electric Vehicles that are manufactured in Malaysia. Excellent support and commissions available. Trial stock due in UK End June 2020

Tradehouse Sentinel Ref: 2132

Dealers Required For Tablets and Laptops

I am looking for dealers and resellers Europe wide for a range of computers and tablets from Malaysia. These include Android tablets, Windows tablets, very small form factor PC's. Laptops and Chromebooks from 8" - 14". Android smartphones and Phablets. Retail prices from £89-£599.

Tradehouse Sentinel Ref: 2109

Clothing Retailers Required

Impulsive clothing is looking for men's and women's clothing shops that sell streetwear and fitness wear to retail their products which retail between £6 to £45. We are looking for shops with good footfall, existing products in streetwear and fitness wear. For more information please contact mike at info@impulsiveclothing.co.uk.

Tradehouse Sentinel Ref: 350

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.

Tradehouse Sentinel Ref: 219

Directorships

Directorship Wanted

A seasoned former executive director in the engineering, science and technology sectors seeks non-executive di-

rectorship opportunities in the West Midlands. He has over 30 years management experience from startup to FTSE250.

Tradehouse Sentinel Ref: 1719

Directorship Wanted

A seasoned former executive director in the engineering, science and technology sectors seeks non-executive directorship opportunities in the West Midlands. He has over 30 years management experience from startup to FTSE250.

Tradehouse Sentinel Ref: 6638

Former CEO Seeks New Role

Chief Executive from Professional Services sector seeks new role. Home counties based. Immaculate track record.

Tradehouse Sentinel Ref: 6640

[Continued on next page](#)



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Effort-Equity Swap

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.

Tradehouse Sentinel Ref: 223

Estate, Lettings and Property Management

Lancashire Estate Agency For Sale

Lancashire estate and lettings agency for sale. Current turnover £350k PA. 25 year reputation. Profitable Asking £225,000

Tradehouse Sentinel Ref: 6616

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.

Tradehouse Sentinel Ref: 6663

Farming

Farm For Sale Wales

240 acre farm in Mid Wales for sale. Primary residence. 5 further cottages (holiday lets), camping and caravanning pitches, extensive barns and outbuildings.

Tradehouse Sentinel Ref: 4066

Cheshire Farm For Sale

123 acre farm with 6 bed farm house, a large range of outbuildings. 123 acres arable land. Asking £3,300,000

Tradehouse Sentinel Ref: 6641

[Continued on next page](#)



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Fashion And Apparel

Stock Liquidation High Street Retailer Three

Consignment of 3 x pallets liquidated ladies fashions from high street retailer. Price £1,695 each

Tradehouse Sentinel Ref: 6642

Clothing Retailers Required

Impulsive clothing is looking for mens and womens clothing shops that sell streetwear and fitnesswear to retail their products which retail between £6 to £45. We are looking for shops with good footfall, existing products in streetwear and fitness wear. For more information please contact mike at info@impulsiveclothing.co.uk.

Tradehouse Sentinel Ref: 6611

Financial Opportunities

Financial Opportunities

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For more information please contact: Adrian Smith adey11468@gmail.com

Company established to identify and deliver residential and commercial schemes in the United Kingdom
BOND SUMMARY Fixed Income Loan Note Base Currency: GBP Annual Interest: 15% Minimum Investment:

£25,000 Raise Amount: £2,500,000 ••••• Security: De-benture Over The Company Including Assets Term: 12 Months Interest Paid: Bi-Annually

10% Senior Secured Certificates the company is an exploration, mining development and processing company focused on developing natural resources (principally metallic minerals) in Australia.

THE SUKUK BOND INFORMATION Bond 10% 06/2026 Issue Size USD \$50m 10% per annum, paid bi-annually for a 7-year term
tyre recycling plant in Europe.

BOND INFORMATION 10% 04/2021 EUR €13,800,000 GBP £20,000,000 Listing Frankfurt / GEM Ireland Coupon/Term 10% per annum, paid quarterly for a 2-year term Status Senior Secured Debt under English Law Liquidity Freely transferable / The bond is asset-backed-the plant currently has circa €22 million of assets on its balance sheet.

Continued on page 23



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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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8.75% Senior Secured Notes due 2022 Issue Size EUR €150m Listing Frankfurt / Irish Exchange Coupon/Term 8.5% per annum, paid bi-annually for a 3-year term Status Senior Secured Debt under English Law Liquidity Freely transferable Eligibility Green Bond Issue Date 20.09.2019 Through its identified assets, The Borrower will execute by financing CBD and Wellness production of CBD and Wellness products to international markets.

BOND 9% 02/2024 issue Size \$1,000m; £1,000m; €1,000m Listing Frankfurt & ISE Repayments 9% per annum, paid bi-annually for a 5-year term Status Senior Secured Debt under English Law Liquidity Freely transferable Eligibility UCITS, ISA, SIPP, SSAS, QROPS, Portfolio Bonds and Investment Platforms Issue Date 08 February 2019

9% Senior Secured Rated Bond due 2023 Bond offers investors a return over a 5-year term. The Bond provides a fixed annual income to investors by providing capital to originate new lease finance deals. KEY FEATURES ▪ 9% interest paid quarterly ▪ US\$ denominated ▪ Asset-backed ▪ Fixed return ▪ Rated A (sf) To date, funds from this bond have been allocated to equipment leases across a diverse range of sectors including, luxury vehicles, manufacturing, printing and healthcare. The first and second coupons have been fully paid – demonstrating the cash flow. The company is an Operating Lease Company for SMEs across the MENA region.

Technology services company in the oil industry
Currency USD, GBP, EURO, AED
Duration 2 Year
Fixed Interest 8.4% Per Annum
Total Investment Raise \$5 Million USD
Security, 100% Asset Backed
Interest Paid Quarterly

Tradehouse Sentinel Ref: 1698

For more information please contact: Adrian Smith adey11468@gmail.com

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Franchising

Franchising

Franchisee Selection

Virtual Office Franchises Available in Kent

Franchisees are required for a company providing Virtual Office products and services. Franchisees are required in Kent. Full support and excellent profit levels are available. You will be providing products and services to companies of all types and sizes in your area. The Franchise cost is £ 3995. This includes stock, all marketing materials and a portfolio of clients.

Tradehouse Sentinel Ref: 3745

Healthy Hot Food Takeaway Franchises Available in Leicestershire

Franchisees are required for a hot food takeaway chain occupying a unique space in the market. Franchisees are required in Leicestershire. Full support and excellent profit and income levels are available. The Franchise cost is £ 129995. This includes stock, catering equipment, all marketing materials and property fixtures and fittings.

Tradehouse Sentinel Ref: 3933

[Continued on next page](#)



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The Trade Club

The Trade Club Is Now Open For Membership

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The Trade House The Trade Club Is Now Open For Membership

The Trade Club <https://courtguinness.com/register/>

Franchisees Required For Burger Restaurants in West Midlands

I require franchisees for a new range of upmarket burger restaurants in West Midlands. Stock, sites, and full staff, training and marketing support will be provided. Contact The Trade House for more information. Franchise cost: £189,000

Tradehouse Sentinel Ref: 4562

Franchisees For High Technology homeware and cleaning products in London

I require franchisees for high technology homewares and cleaning products in London. Franchisees will be provided with stock, tools, IT systems, marketing and training. Strong product range and excellent terms and conditions. Contact The Trade House for more information. Franchise Fee: £4,995.

Tradehouse Sentinel Ref: 6551

Window Cleaning Franchisees Required in Yorkshire

I require window cleaning franchisees in Yorkshire. Stock, tools, full staff, training and marketing support will be provided. Contact The Trade House for more information. Franchise cost: £.6,995

Tradehouse Sentinel Ref: 5314

Technology Sales Franchises Available in Galway

Franchisees are required for a company selling, laptops, tablets, smartphones and smart tech. Franchisees are

required in Galway. Full support and excellent profit levels are available. The Franchise cost is £ 5995. This includes stock and all marketing materials.

Tradehouse Sentinel Ref: 3653

Dealers Required For A New Range Of PEVS in Buckinghamshire

I require Franchisees for a new range of PEVS in Buckinghamshire. Stock and full training and marketing support will be provided. Contact The Trade House for more information. Franchise cost: £.25,000

Tradehouse Sentinel Ref: 4334

Continued on page 26



Court Guinness · Business Consultancy · Business Brokerage · Cloud and Digital Products

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**Good Lifestyle Businesses and Franchises
Are Always Wanted By Our Readers To
Purchase.**

**If You Are Looking At Options Please Do Get
In Touch**

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Franchisees Required For Flexible Workspaces in Merseyside

I require franchisees for a new flexible workspace offering in Merseyside. Stock, sites, and full staff, training and marketing support will be provided. Contact The Trade House for more information. Franchise cost: £.225,000.

Tradehouse Sentinel Ref: 4733

Clothing Retailers Required in Worcestershire

I require clothing retailers to be franchisees for a new range of street fashion in Worcestershire. Stock, full staff, training and marketing support will be provided. Contact The Trade House for more information. Franchise cost: £.6,000

Tradehouse Sentinel Ref: 4999

Representatives For The Trade House Required in Powys

I require representatives for The Trade House in Powys. tools, IT systems, training and marketing support will be provided. You will be representing the TradeHouse on deals, advisory services, brokerage advertising and more in your region. Contact The Trade House for more information. Franchise cost: £1,995.

Tradehouse Sentinel Ref: 6143

Healthy Hot Food Takeaway Franchises Available in Leicestershire

Franchisees are required for a hot food takeaway chain occupying a unique space in the market. Franchisees are required in Leicestershire. Full support and excellent profit and income levels are available. The Franchise cost is £ 129995. This includes stock, catering equipment, all marketing materials and property fixtures and fittings.

Tradehouse Sentinel Ref: 3933

Upmarket Food and Drink Retailers Required in Surrey

I require upmarket food and drink retailers to be franchisees for a new range of craft gins and accompanying snacks in Surrey. Stock, full staff, training and marketing support will be provided. Contact The Trade House for more information. Franchise cost £2,000.

Tradehouse Sentinel Ref: 5119

Technology Sales Franchises Available in Galway

Franchisees are required for a company selling, laptops, tablets, smartphones and smart tech. Franchisees are required in Galway. Full support and excellent profit levels are available. The Franchise cost is £ 5995. This includes stock and all marketing materials.

Tradehouse Sentinel Ref: 3653

Window Cleaning Franchises North Wales

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

Tradehouse Sentinel Ref: 58

Continued on page 28



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Master Franchises

Burger Restaurant Master Franchise UK

"Posh" burger restaurant franchise, very established in USA and Australia seeks a Master Franchisee for the UK. Excellent terms available

Tradehouse Sentinel Ref: 4264

Flexible Workspace Master Franchise

A flexible workspace provider seeks a master franchisee for the United Kingdom. Excellent take on flexible workspace and flexible working with a soon to exponential growth market.

Tradehouse Sentinel Ref: 4277

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

Tradehouse Sentinel Ref: 67

Burger Restaurant Master Franchise Ireland

"Posh" burger restaurant franchise, very established in USA and Australia seeks a Master Franchisee for the Ireland. Excellent terms available.

Tradehouse Sentinel Ref: 4265

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.

Tradehouse Sentinel Ref: 218

WSI Franchise Resale's x2 – Coming soon

Soon to be released to market. 2 x UK WSI franchise licenses for resale by current owners. These will be realistically priced for expedient sale. **Price: £ Please ask us Tradehouse Sentinel Ref: 280**

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

Tradehouse Sentinel Ref: 30

Continued on page 31



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URGENTLY REQUIRED!

Dealers, Distributors And Resellers Required

I require Dealers, Distributors and resellers for the following:

- The worlds smallest laptop
- Electric Mopeds
- Personal Transportation
- Software
- Advanced Technology Products
- Cleaning Products
- A New Apparel Range
- A New car range

Demonstration Stock Available Now!

**Opportunities available throughout the UK,
Ireland and Mainland Europe**

December 2020

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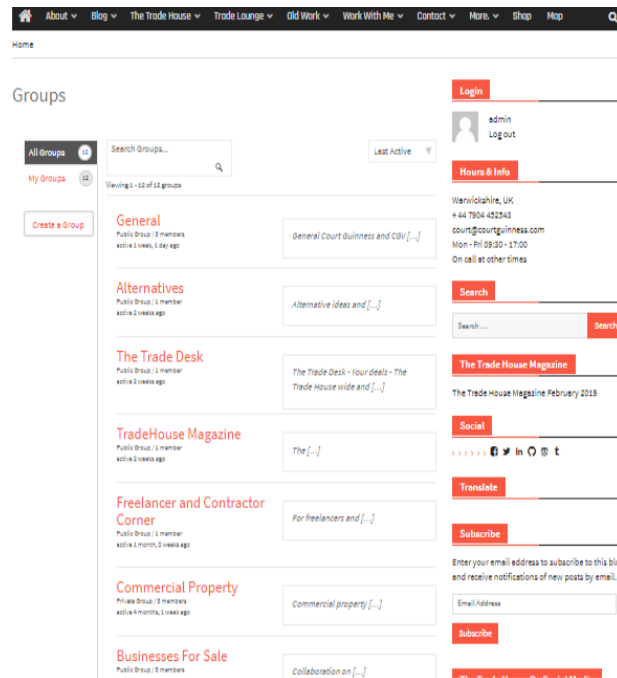
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The Social Side of Doing Business



Registration is Free!

Click here to access The Trade Lounge

December 2020

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10 Leicester Court, Leicester Street, Leamington Spa, Warwickshire, CV32 4UD



Hopefully The United Kingdoms Biggest And Brightest Business Opportunities Magazine

Freelance, Micro Business, Side Hustle.

Welcome to our new section for freelancers, micro-businesses and side hustlers.

The side hustle or part-time business is growing in popularity with the number of people taking on such projects growing significantly year on year since 2016. So much so that the side hustle or indie project sector as a whole is actually starting to show visible impact to economies worldwide.

This section will grow very shortly.

Python Developer Required For IoT Side Hustle

Python developer required for side hustle in the IoT sector. Must be able to develop extremely complex python scripts.

Tradehouse Sentinel Ref: 6646

Contract Project Managers/Planners

Freelance Project Managers and Free lance project Planners required for projects in Ireland and the European Union. Engagements from 10-200 days. Candidates must be based in Ireland or the European Union mainland, projects in technology, energy and construction. Excellent rates paid. IR35 exempt.

Tradehouse Sentinel Ref: 1637

PHP Developer Required For Side Project

The Trade House are seeking a PHP developer to work with them on a small project to be developed in PHP

which interfaces and works with the major social media channels

Tradehouse Sentinel Ref: 279

Experienced Tech Sector Business Developer Looking for Side Project

I have built up 3 businesses and 5 products from scratch to exit or maturity and I am looking for a new project to run along side my other work activities. I am Based in Kent UK. Some financial injection may be available for the right project. Please contact me to discuss further via Tradehouse Sentinel.

Tradehouse Sentinel Ref: 286

Continued on page 33

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Write Content For This Magazine

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Project Managers Required - NaytenCourt

Project managers required in France post COVID-19 lockdown. Project 1. IT rollout near Lyon. Project 2. Country Chateau and estate restructuring and monetisation. Near Metz. Excellent Rates.

Tradehouse Sentinel Ref: 3460

Displaced IT contractor seeks new challenge.

IT contractor who can no longer get work as a contractor seeks new challenges. Extensive C++ experience. I am looking for new projects to get involved with. Email: lizsmith8971@outlook.com

Tradehouse Sentinel Ref: 369

Freelancer and IT Contractor Companies Wanted To Purchase

Freelancer and IT Contractor limited companies wanted to purchase by consolidator. Suitable companies must have a forward book of at least one contract going forward more than 6 months with greater than 100 days expected billing. Top values paid with rapid completion.

Tradehouse Sentinel Ref: 118

Marketer Required For Side Hustle - Food Sector

Marketing expert required for side hustle in the Food sector. Must have 5 years plus experience in brand marketing - preferably food.

Tradehouse Sentinel Ref: 6645

Web Developer Seeks Side Projects

Web Developer in London seeking side projects. 8 years experience. Skill Set: HTML, CSS, Photoshop, JQuery, Bootstrap, MySql, PHP, javascript and more.

Available now. Based London.

Tradehouse Sentinel Ref: 6555

C# & SharePoint Developer Required

C# and SharePoint developer required for a new project in the workplace platforms sector. Minimum of 5 years experience required. Start Jan 2021. 3 month contract.

Tradehouse Sentinel Ref: 6647

PHP Developer Wanted

PHP/My SQL/HTML/CSS/JavaScript developer required for short 5 day project.

Tradehouse Sentinel Ref: 368

Freelancers, Contractors, Independents and Side Hustlers are welcome to advertise in this section for free.

[Continued on next page](#)

The Trade House Magazine Free Advertising offer is now extended until further notice!!!

ALL Advertising is FREE!

Email tradehouse@courtguinness.com to place your advertising in the next issue!

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Gambling/Gaming

Fantasy Football Website

Good fantasy football website which is profitable and offers both good cash and good physical prizes. Strong domain name. Excellent social media profiles. Good database. Only £23,000

Tradehouse Sentinel Ref: 3477

General Business Opportunities

Affected By The Current COVID-19 Situation?

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.

Tradehouse Sentinel Ref: 3412

Leasehold Coastal Businesses Sought

Leasehold businesses in UK coastal locations sought by COVID displaced couple seeking a new venture. Please contact the office.

Tradehouse Sentinel Ref: 6681

Hair & Beauty Salon - Berkshire

Lovely Salon in Berkshire. Reception desk. Waiting area. 3 work stations with chairs & large mirrors. 2 back basins with chairs. Nail bar plus 1 pedicure spa. 1 Sunbed room with upright sunbed. 2 Beauty rooms/ Cloakroom with w.c. & wash hand basin, Kitchen. Price £80,000.

Tradehouse Sentinel Ref: 6561

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.

Tradehouse Sentinel Ref: 242

North London Lettings Agency

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

Tradehouse Sentinel Ref: 254

Continued on next page

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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!

Tradehouse Sentinel Ref: 95

Commercial Finance Brokers Required

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

Tradehouse Sentinel Ref: 367

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.

Tradehouse Sentinel Ref: 180

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

Tradehouse Sentinel Ref: 197

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.

Tradehouse Sentinel Ref: 110

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.

Tradehouse Sentinel Ref: 132

[Continued on next page](#)



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*** 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

Tradehouse Sentinel Ref: 19

*** SPOTLIGHT ***

Football Ground For Sale

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

Tradehouse Sentinel Ref: 212

PPE Supplier For Sale

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

Tradehouse Sentinel Ref: 2

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.

Tradehouse Sentinel Ref: 13

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.

Tradehouse Sentinel Ref: 17

*****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.

Tradehouse Sentinel Ref: 141

*****SPOTLIGHT*****

French Gite Complexes Required

French Gite Complexes Required. French Gite that are being run as businesses required for purchaser who is currently based in the South East. Good budget and early completion available. Please contact The Trade House for more information.

Tradehouse Sentinel Ref: 363

Continued on page 28

To respond to an enquiry that does not have contact details listed please simply email tradehouse@courtguinness.com quoting the Tradehouse Sentinel Reference Number to be provided with more details.

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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

Pleas use the contact details below to take advantage of this service

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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.

Tradehouse Sentinel Ref: 209

Estate Agents in Hampshire Wanted To Purchase

Our client wishes to acquire Estate Agency and Letting Agency businesses in the Country of Hampshire, United Kingdom. Our client is a cash buyer who can move swiftly to completion. All situations and circumstances will be considered by our client.

Tradehouse Sentinel Ref: 370

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.

Tradehouse Sentinel Ref: 130

Norfolk Doctors Surgery

Fully fitted but vacant doctors surgery. Spread across two storeys. Reception. Practice Office. Staff Room. Waiting Area. 6 Consulting Rooms. WC's. Storerooms. Service Yard. Asking: OIRO £275,000

Tradehouse Sentinel Ref: 332

Stunning South Coast Seafood Restaurant

Stunning Sussex coastal location. A well presented sea-front seafood restaurant. 50 covers. Excellent trade kitchen. Turnover £10,000 p/w. Retirement sale. Asking £60,000

Tradehouse Sentinel Ref: 358

West London Car Park

Car Parks like this are rarely offered for sale. 650 spaces. 6 floors. Prime West London Location. Potential for redevelopment STPP.

Tradehouse Sentinel Ref: 323

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.

Tradehouse Sentinel Ref: 241

Street Food Business For Sale

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

Tradehouse Sentinel Ref: 62

Continued on next page



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Antiques Shop For Sale, East Midlands

Offered for sale is a charming antiques shop in a good East Midlands town. The premises comprise a good trading area of circa 900 Sqft with upper parts which are currently arranged as a residential flat and stockroom. The shop is popular locally and makes a good profit. The location benefits from good footfall and the business gets a lot of repeat business. The website provides a good source of business and this could be expanded. Retirement Sale.

Tradehouse Sentinel Ref: 1629

BMV Properties London

On offer: BMV properties in London between zone 2 and M25. Must be cash buyer and able to move within days. Properties to suit all budgets. Please contact: Claus G Geissen, Mobile/WhatsApp: 07588032532, Email: Claus@amstadd.com

Tradehouse Sentinel Ref: 1673

Coffee Van For Sale

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

Tradehouse Sentinel Ref: 228

Cleaning Company Epsom

Domestic cleaning company for sale based in Epsom Surrey and covers surrounding areas. The business has trading since 1990 and is run by a lovely husband and wife team. It has an excellent and loyal local client base with lots of opportunities to grow. The business profitable year on year (24% Gross, 2019). The sale includes all equipment and vehicles. The staff are to transfer with the business. The current owners will effect a full handover. Please contact Ray on 07973 878432 or Jamie on 07973 878430.

Tradehouse Sentinel Ref: 1693

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.

Tradehouse Sentinel Ref: 214

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.

Tradehouse Sentinel Ref: 90

Polish Wholesaler

Northern England, Polish food cash and carry. Leasehold, very profitable. Turnover £1.95 million. Excellent reputation. Price POA.

Tradehouse Sentinel Ref: 1683

Continued on page 41

NEXT ISSUE!

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24/02/2021

Advertising and content deadline:

19/02/2021 @ 18:00

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URGENTLY REQUIRED!

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

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***** SPOTLIGHT ******

Lifestyle Businesses

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

Tradehouse Sentinel Ref: 245

****** SPOTLIGHT ******

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

Tradehouse Sentinel Ref: 67

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.

Tradehouse Sentinel Ref: 244

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.

Tradehouse Sentinel Ref: 179

Sale And Leaseback required

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

Tradehouse Sentinel Ref: 133

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 .

Tradehouse Sentinel Ref: 221

Pub Between Heathrow and Slough

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

Tradehouse Sentinel Ref: 208

[Continued on next page](#)

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***** SPOTLIGHT *******

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

Tradehouse Sentinel Ref: 235

***** SPOTLIGHT *******

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.

Tradehouse Sentinel Ref: 86

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.

Tradehouse Sentinel Ref: 127

Chinese Takeaway For Sale - South East London

Offered for sale by The Investment Network is a smart Chinese takeaway situated on a busy main road close to a mainline railway station in South East London. 800 sq. ft. Takings £4,000 per week. Price: £59,950

Tradehouse Sentinel Ref: 285

Continued on page 44

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Cafe/Deli For Sale - West London

Great Café and Deli for sale in West London. Confidential Sale. Excellent weekly takings. Good location. Price: £58,000

Tradehouse Sentinel Ref: 284

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.

Tradehouse Sentinel Ref: 217

Vape Shop/Mobile Phone Repairs - SE London

Nice small mobile phone repair and vape shop in sound South East London location with good footfall and both passing and regular trade. Profitable. Long Lease. Asking £35,000 + SAV

Tradehouse Sentinel Ref: 400

Watersports Centre For Sale

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

Tradehouse Sentinel Ref: 137

Car Dealer Premises For Sale—Wales

South Wales, Close to M4. Good site. Let to franchised car dealer. Rental Income £130,000 PAX. Price £1.4 Million.

Tradehouse Sentinel Ref: 277

London Borough Of Kingston

Shop with 2x flats above all let. Rental income £95,000 PA. Asking £1.5 Million

Tradehouse Sentinel Ref: 278

WSI Franchise Resale's x2 – Coming soon

Soon to be released to market. 2 x UK WSI franchise licenses for resale by current owners. These will be realistically priced for expedient sale. Price: £ Please ask us

Tradehouse Sentinel Ref: 280

E-Learning Solution

Exciting E-learning portal and tools suite. The site will be fully marketed shortly. The offer includes full intellectual property rights, hardware, software, existing client base and research and development tools.

Price: £ Please ask us

Tradehouse Sentinel Ref: 283

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French Gite Complexes Required.

French Gite Complexes that are currently being run as businesses are required for a purchaser who is currently based in the South East.

Good budget and early completion available. Please contact The Trade House for more information.

Tradehouse Sentinel Ref: 364

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Shareholding for sale - Hospitality Sector - Excellent Returns

Our client has instructed us to assist them in locating investors willing to take up to a 25% stake in their business. Our clients are currently valuing their business at £600,000 for the whole as a going concern which represents exceptional value. Our client has an innovative product which is ready to go to market which targets the hospitality sector in terms of hotels, clubs, bars, restaurants and cafes. It generates revenue for their clients and is carefully positioned in a sense that it has the ability to out perform its competition in terms of value and price. Our clients expect first revenue to be generated within 3 months. **Investment packages from £6,000 - £150,000 for the whole.**

Tradehouse Sentinel Ref: 287

Small Local Food and Drink Retailers Wanted

We are recruiting for small food and drink retailers nationwide who would like to stock a new range of craft gins. Good margins on offer. Excellent POS collateral. Samples available now.

Tradehouse Sentinel Ref: 395

Kent Off Licence

Nice Kent location. 1000 Sqft. Touch screen and scan tills. Tobacco gantry. 2 x full height fridges. 2 x full height multideck refrigerators. T/O £8000 PW. Asking £60,000.

Tradehouse Sentinel Ref: 359

Car Parts Website

We are pleased to offer a great car spares and car parts website which caters for modern classic cars. The offer comprises a strong well known domain name, a good well visited website that is very usable with excellent cross-sell and up-sell potential. There is also a good well

maintained customer database and well visited social media infrastructure. **Price: £19,000+ SAV**

Tradehouse Sentinel Ref: 273

Channel Islands Businesses Wanted

A delightful couple are looking to purchase a business in the Channel Islands owing to relocation. Budget £250k+ **Price: £250k-£500k**

Tradehouse Sentinel Ref: 275

£30 million + value add investments EU wide

My institutional client is looking for core +/value-add/ opportunistic/distressed investment opportunities including refurbishments and conversions in the following sectors: office, logistics, leisure, residential, serviced accommodations, serviced offices, micro-living and data centres. They are not interested in new developments. The regional focus lies on the UK and Europe (Germany, Benelux, France and Iberia).

Budget £30 million + Contact Claus G Geissen, Mobile/ WhatsApp message: 07588032532, Email: Claus@amstadd.com

Tradehouse Sentinel Ref: 1667

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Freelancer and IT Contractor Companies Wanted To Purchase

Freelancer and IT Contractor limited companies wanted to purchase by consolidator. Suitable companies must have a forward book of at least one contract going forward more than 6 months with greater than 100 days expected billing. Top values paid with rapid completion.

Tradehouse Sentinel Ref: 176

Property Management Business For Sale

London W10, Turnover 380K. Asking Price £125,000

Tradehouse Sentinel Ref: 79

FMCG Retail Portfolio

Portfolio of freehold units let to Tesco Express
Location: UK Wide. Price: £3,000,000.

Tradehouse Sentinel Ref: 136

Lifestyle Businesses

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

Tradehouse Sentinel Ref: 245

Graphic Design Business For Sale

Graphic design business for sale, based in good offices in Liverpool. Fantastic client base. Profitable 5 members of staff. Good forward order book and repeat customers. Great merger opportunity.

Tradehouse Sentinel Ref: 1684

Commercial Investments Sought

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

Tradehouse Sentinel Ref: 157

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.

Tradehouse Sentinel Ref: 83

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

Tradehouse Sentinel Ref: 146

[Continued on next page](#)

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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.

Tradehouse Sentinel Ref: 96

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.

Tradehouse Sentinel Ref: 152

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.

Tradehouse Sentinel Ref: 65

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.

Tradehouse Sentinel Ref: 172

Coffee Shop, Teeside

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

Tradehouse Sentinel Ref: 36

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.

Tradehouse Sentinel Ref: 160

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.

Tradehouse Sentinel Ref: 203

Night Clubs

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

Tradehouse Sentinel Ref: 122

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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.

Tradehouse Sentinel Ref: 201

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.

Tradehouse Sentinel Ref: 77

Demolition Contractor For Sale.

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

Tradehouse Sentinel Ref: 252

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

Tradehouse Sentinel Ref: 94

Commercial Finance Brokers Required

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

Tradehouse Sentinel Ref: 367

Large West Yorkshire Property Portfolio

Over 250 properties in West Yorkshire, full spec available from office 5.95% GP Yield. This very manageable port-

folio is coming to market owing to the retirement of the owner. £ POA.

Tradehouse Sentinel Ref: 173

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

Tradehouse Sentinel Ref: 231

Television Series Seeking Investors

Television series seeks investors - Nice Opportunity.

Location: London. Price £15,000.

Tradehouse Sentinel Ref: 106

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.

Tradehouse Sentinel Ref: 180

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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

Tradehouse Sentinel Ref: 191

North London Lettings Agency

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

Tradehouse Sentinel Ref: 254

IP For Sale - HR Software

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

Tradehouse Sentinel Ref: 211

Data Centre For Sale

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

Tradehouse Sentinel Ref: 238

Dealers Required West Midlands

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

Tradehouse Sentinel Ref: 22

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.

Tradehouse Sentinel Ref: 204

Office Furniture

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

Tradehouse Sentinel Ref: 71

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

Tradehouse Sentinel Ref: 70

Continued on page 52

To respond to an enquiry that does not have contact details listed please simply email tradehouse@courtguinness.com quoting the Tradehouse Sentinel Reference Number to be provided with more details.

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French Chateaux Required.

French Chateaux that are currently being run as businesses required for purchaser who is currently based in the Midlands.

Good budget and early completion available. Please contact The Trade House for more information.

Tradehouse Sentinel Ref: 301

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The Trade House The Trade Club Is Now Open For Membership

The Trade Club <https://courtguinness.com/register/>

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

Tradehouse Sentinel Ref: 69

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

Tradehouse Sentinel Ref: 81

Would You Like To Be Interviewed For The Trade House Magazine?

We will be launching a new feature within the magazine soon which focuses on the business owner's view of the world. The interview will consist of 10 questions and you will have the opportunity to display, your logo, picture and website as well as have a plug for your business published. For more information please email

tradehouse@courtguinness.com

Tradehouse Sentinel Ref: 365

Affected By The Current COVID-19 Situation?

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.

Tradehouse Sentinel Ref: 3412

Leasehold Coastal Businesses Sought

Leasehold businesses in UK coastal locations sought by COVID displaced couple seeking a new venture. Please contact the office.

Tradehouse Sentinel Ref: 6682

Health And Care

Care Homes Required

Care Homes required in Northern England, All situations considered. Budgets to £3,000,000 available. Corporate cash purchaser.

Tradehouse Sentinel Ref: 4049

Continued on next page



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Care Home Nottinghamshire

Confidential sale. 20 Bed Care Home. Nice Location. Profitable. Good Communal areas, Excellent Trade Kitchen. Staff Facilities Managers Office, staff Rooms. Gardens. CQC Good. Conversion potential. £POA

Tradehouse Sentinel Ref: 2131

Care Home Lancashire

34 bed care home in Lancashire. CQC rated good. 34 ensuite rooms. Excellent communal and staff facilities. Good parking. Profitable. Asking £POA

Tradehouse Sentinel Ref: 362

Sites For Care Homes Required

Our clients require sites suitable for 40 unit plus care homes. All suitable sites considered. Planning risks considered. Good budgets available now.

Tradehouse Sentinel Ref: 4263

30 Bed Care Home Blackpool

30 bed ensuite care home in nice pastoral Blackpool location. 2 bed managers flat. CQC registered Good. Motivated vendor. 100% Occupation. Good trade kitchen 2 x lifts. Well appointed. Asking £1,000,000

Tradehouse Sentinel Ref: 6631

Care Home For Sale

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

Tradehouse Sentinel Ref: 185

Former NHS Premises. Essex/East London Borders

Former NHS Premises. Early 20th Century (c1910) with later extension (c1967) building in dilapidated state approx. 6000 sqft with 10 x parking spaces.

Tradehouse Sentinel Ref: 3474

Portfolio Of Care Homes For Sale.

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

Further Information on Request.

Tradehouse Sentinel Ref: 265

20 Bed Care Home, North West

A 20 bed care home available in North West England. Very Profitable, CQC rated good. Asking £700,000

Tradehouse Sentinel Ref: 92

Doctors Surgery, West Wales

West Wales Doctors Surgery. 1700 Sqft foot. Arranged as Reception. Staff Facilities. Offices and Medical rooms. Good carpark. Outside well landscaped. Change of use STPP.

Tradehouse Sentinel Ref: 4047

Teeside Care Home

50 Bed Care home for sale Freehold. Excellent layout and landscaping with 20 car parking spaces. Fully let to major care provider. Lease expires 2030. Rental income £164,000 PA.

Tradehouse Sentinel Ref: 4060

Continued on next page

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Care Homes Required

Care Homes required in Northern England, All situations considered. Budgets to £3,000,000 available. Corporate cash purchaser.

Tradehouse Sentinel Ref: 120

Portfolio Of Care Homes For Sale.

Midlands, Northern England. All profitable. Excellent Sites. Good CQC ratings. Further Information on Request.

Tradehouse Sentinel Ref: 4050

Holiday Complexes

Includes Camping and Caravanning grounds and holiday homes and lodges.

*** Business Opportunity Of The Month **

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.

Tradehouse Sentinel Ref: 90

*** Business Opportunity Of The Month **

Distressed Holiday Parks Wanted

Distressed holiday parks and camping and caravanning grounds wanted by motivated purchaser who is very well funded. Above market pricing available.

Tradehouse Sentinel Ref: 4231

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.

Tradehouse Sentinel Ref: 152

Holiday Lodge Complex Devon

18 x 2 bed lodges. Stables. Lakes with fishing. 28 acres. 3 bed owners accommodation. Potential for upgrades. Permission for more lodges. Very profitable pre Covid. Excellent Location. Must be viewed. £POA

Tradehouse Sentinel Ref: 6644

Camping and Caravanning Site - Norfolk

Camping and caravanning site close to coast and nice village licensed for 70 camping or touring caravan pitches. Scope to add statics or lodges. Toilet/Shower/Laundry block, reception suite. Asking £400,000

Tradehouse Sentinel Ref: 6630

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The Trade House Magazine Free Advertising offer is now extended until further notice!!!

ALL Advertising is FREE!

Email tradehouse@courtguinness.com to place your advertising in the next issue!

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Not every
Business Exit
is a bad thing



If you are looking to hang up your boots, sell on your business, and go back to employment, you need to contact me today!

Email

The Business Disruptor
contact@thebusinessdisruptor.com

Tradehouse Sentinel Ref: 6690



Hotels

5 Star Hotel & Beach Resort In Dubai

Lovely large beachside hotel and resort for sale in Dubai. Very, very profitable. A buyer is sought for the entire concern. Call the office for more information.

Tradehouse Sentinel Ref: 4240

South Surrey 30 Bed Hotel

Lovely 30 Bed hotel, 30 rooms in 2 building with good car parking, large restaurant (60 covers), Bar 50 covers, Function room - 80 for buffet reception. Good Parking. Good trade kitchen, stores, managers office, staff facilities. Located in Surrey close to Hampshire border. Price £2,250,000.

Tradehouse Sentinel Ref: 5407

Large Hotel For Sale - Kent

160 Bed Hotel, meeting rooms/function suite, restaurant, bar, gym, pool. Good location close to all major transport links. Large parking facility. Excellent opportunities. £POA

Tradehouse Sentinel Ref: 6617

31 Bedroom Hotel For Sale - Torquay

Lovely 31 bed hotel with excellent views from storeys 2 and 3 and a good location. Currently vacant but it could be operational very expediently. Fully furnished. Quick Sale wanted.

Tradehouse Sentinel Ref: 4251

3* Brighton Hotel

3* Hotel in Brighton 12 double bedrooms. 5 mins from beach. T/O £330K PA. Reception/lounge, dining room, staff facilities, kitchen. £200,000 Leasehold.

Tradehouse Sentinel Ref: 3479

West Yorkshire Hotel For Sale

36 Bedroom hotel for sale. Freehold. Site comprises. 26 x hotel rooms, reception, bar and restaurant. Staff facilities and car park. Asking £900,000.

Tradehouse Sentinel Ref: 3444

Hotel Golf Course and Country Club

Very good golf course, hotel and country club for sale. Includes 18 hole par 72 golf course, holiday lodges, 4 star hotel, spa, set in 145 acres. Excellent Opportunities for expansion. £POA.

Tradehouse Sentinel Ref: 1642

Bar Tabac Rooms, France

Lovely, Café, Bar, Tabac and B&B operation in beautiful coastal town in the South of France. Bar/Restaurant/Tabac and cloakrooms on Ground floor. Outside seating/smoking solution. * Bedrooms above. Turnover €800k pa. Retirement Sale.

Tradehouse Sentinel Ref: 1703

12 Bed Lancashire Guest House

12 bed en-suite guest house with parking in good location Blackpool location for sale.

Tradehouse Sentinel Ref: 6614

46 Bedroom Hotel in Riga

Offered for sale is a lovely 46 bedroom hotel which is offered in excellent condition and also has a bar, restaurant and function suite and ballroom €3500000.

Tradehouse Sentinel Ref: 1707

[Continued on next page](#)

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Hotels Available in Austria and Switzerland

I currently have access to off market hotels in Austria and Switzerland at most major price points. Bilingual speaker.

Please contact: Claus G Geissen, Mobile/WhatsApp: 07588032532, Email: Claus@amstadd.com

Tradehouse Sentinel Ref: 1668

30 Bed Hotel Merseyside

30 bedroom hotel situated on good A road in nice Merseyside location. 40 space car park. GIA 11,000 sq. ft. Excellent occupancy levels. Very profitable asking £1.7 million.

Tradehouse Sentinel Ref: 303

West Midlands

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

Tradehouse Sentinel Ref: 124

Hotels Required - Zurich, Bern, Geneva

Hotels with 100 rooms or more and with a 3* or higher than 3* rating are required by an established hotel operator, Excellent budget and swift completion available. Direct sales only. No sourcers.

Tradehouse Sentinel Ref: 2099

Hotels Wanted in Germany

Wanted for expanding operator are hotels in good German cities. Must be 3 star or above. Purchaser funded and available to move fast with good budgets available.

Tradehouse Sentinel Ref: 1656

Sites for new build hotels required.

A boutique hotel operator are looking for 20-30 new sites throughout the UK on which to place one of their delight-

ful boutique hotels. Good budgets available.

Tradehouse Sentinel Ref: 308

Kensington Hotel For Sale

Good 60 bedroom Kensington hotel for sale close to diplomatic quarter. Restaurants, 2 x bars, business suites, general rooms, terrace. Asking £Competitive.

Tradehouse Sentinel Ref: 4087

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

Tradehouse Sentinel Ref: 153

Freehold Hotel, London W2

18 rooms (all en-suites) with additional laundry room, communal kitchen & dining, and separate bathrooms on each floor. Offers over £6,000,000

Tradehouse Sentinel Ref: 104

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Gossip Groups

Local Communities and Gossips

Do not get me wrong a strong local community is always a good thing however when it comes to buying and selling businesses it can be a bad thing too.

There are local groups in every community, for the younger ones, there are the Scouts, Guides, Brownies and many more. For adults there are delights such as the Rotary club, the local Labour Party, The Women's Institute and again many more. There is nothing wrong with these groups and they can deliver benefits to a community.

However there is a but and it is a big one. These groups can hit the buying and selling of businesses within a community especially when word gets out that a business is for sale. You see, what happens is this. Within these groups people talk and share local stories and gossip.

When a business goes up for sale and word gets out that a particular business is for sale, these groups start gossiping about them at their regular meetings. Some of the gossip is harmless, some of it salacious and some of it borders on the slanderous.

This is where it gets worse. Some of these "stories" actually impact a business' trade for no reason when a local business needs to keep its strongest trading position at its best to benefit its owners, shareholders and beneficiaries. Examples we have heard over the years include "Got food poi-

soning from there", "He is having an affair with a member of staff", "the owner has a drug problem", "The owner is engaged in tax fraud" and my personal favourite from a sale in the home counties was a rumour started by one of these groups that said that a business owner was an international arms smuggler on the side!

Research for The Trade House shows that a business' trade can suffer by between 2 and 14% during the period of business being put on sale and changing hands. The lower numbers as an average represent the damage to businesses in larger towns and cities with the larger number is much smaller rural communities the top headline figure is representative in a smaller community where fresh food is cooked for consumption either on or off premises. For example a takeaway or pub or restaurant.

This has a knock on effect for owners and shareholders as it effects the price that can be achieved for the business in the market place by as much as 10%. This might not sound like a big deal to many especially on a business marketed at say £30,000 to £40,000. However with some larger rural freehold premises changing hands for upwards of £500,000 the damage to the business owners and shareholders and indeed their close families can be as much as or more than £50,000.

These figures are based on experience of the business brokerage market and research. These types of drops in price can also have life changing consequences for owners

and their families as well as being deeply distressing for an owner.

So you see local groups and their gossips can cause issues within a community.

These issues happen up and down the country every week!

What can you do if you are a business owner that might be affected when you come to sell? Well, the first thing to do is to make sure that your sale is a highly confidential one.

Even go so far as to put your staff on a non-disclosure agreement before you tell them of your plans to sell. Whatever you do, do not allow an agent to name the business without an NDA or to put a for sale board up! This is a quick way to these problems! Do everything to make sure the gossips cannot hurt you or your business. It is possible to insulate against this with good planning and thought. If you have been affected by the issue raised here you can email us for a discussion in confidence tradehouse@courtguinness.com



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5 Star Hotel - Home Counties

5 Star hotel in home counties for sale. 202 rooms, swimming pool, gym, restaurant, bar, lounge, parking. £POA.

Tradehouse Sentinel Ref: 4088

B&B East Sussex

14 Bedroom guesthouse. All en-suite. Reception. Dining Room. Guest Lounge. Staff Room. Stores. Kitchen. Staff Bedroom. Trades Well. £700,000

Tradehouse Sentinel Ref: 334

Surrey Hotel 24 Bedrooms

24 bedroom hotel in affluent Surrey town for sale. Function/Conference suite, bar, restaurant, car parking, smoking solution. Price £POA.

Tradehouse Sentinel Ref: 4112

Hotels and Mixed-Use Core + Assets Wanted

My corporate client intends to acquire hotels and mixed-use scheme assets which need refurbishment or can be converted. They are also open to mixed-use or hotel development opportunities. Location: UK+EU+Israel. GDV once the project is done should be at least £70 million. Contact Claus G Geissen, Mobile/WhatsApp message: 07588032532, Email: Claus@amstadd.com

Tradehouse Sentinel Ref: 1662

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!

Tradehouse Sentinel Ref: 207

39 Bedroom Hotel For sale.

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

Tradehouse Sentinel Ref: 230

Aberdeen Hotel For Sale

44 Bedroom hotel For sale. Excellent Location. Very profitable. Excellent forward booking (>6 months in advance). Asking Price £3,000,000.

Tradehouse Sentinel Ref: 1643

West Midlands

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

Tradehouse Sentinel Ref: 243

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Cheshire

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

Tradehouse Sentinel Ref: 260

Sussex Bar Kitchen Rooms

16 bedroomed gastropub for sale freehold. Good bar and restaurant, excellent parking, trade kitchen, smoking solutions, function room. Trades well and is very profitable. 1 acre site. Asking £1,300,000

Tradehouse Sentinel Ref: 4110

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.

Tradehouse Sentinel Ref: 225

66 Bedroom Hotel For Sale Thailand

Lovely fully air conditioned hotel for sale in Phuket. Bar, Restaurant, Pool, Gym. 66 superior rooms. Central Phuket location. Good reputation. Price 120,000,000 Thai Baht.

Tradehouse Sentinel Ref: 3457

Leicestershire Country House Hotel

Good Leicestershire location in 75 acres. 50 bedrooms,

Function suites. Leisure facilities and Spa. Trading well. Asking £8,000,000

Tradehouse Sentinel Ref: 352

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

Tradehouse Sentinel Ref: 11

48 Bedroom Hotel—Blackpool

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

Tradehouse Sentinel Ref: 148

Continued on next page



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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.

Tradehouse Sentinel Ref: 107

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.

Tradehouse Sentinel Ref: 195

Nottinghamshire, Hotel, Pub, Kitchen

Freehold. 14 bedrooms, 3 bed managers flat, kitchen, public bar, parking, kitchen, restaurant. Needs some work. £345,000.

Tradehouse Sentinel Ref: 184

Berkshire Country Hotel For Sale

50 Bedroom freehold country house hotel for sale. 12 acres of grounds. Bar, Restaurant, Gym, good parking, scope to expand and develop. Price £POA.

Tradehouse Sentinel Ref: 1648

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.

Tradehouse Sentinel Ref: 250

***** 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

Tradehouse Sentinel Ref: 4

***** SPOTLIGHT *****

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.

Tradehouse Sentinel Ref: 234

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The Trade Club

Introduction



Launched in April 2020 The Trade Club replaces a rather stuffy and rigid partnership program and replaces it with a more open and collegiate offer that encourages inclusivity, co-working and team work. The Trade Club encourages participation and active deal making.

Membership Levels

Please see below for more details of all membership levels.

Advertiser



Advertiser membership is open to all advertisers on the courtguinness.com website, The Trade House Magazine and any special publications that are produced. Membership is automatic for all advertisers. There is currently no charge for advertiser membership.



Associate Membership

The associate membership program is available to any business who wishes to be a part of the many deals I have available from May 2020. Membership is open to any business and any trade and all participants have the option of having their business advertised on the courtguinness.com website. If you would like to derive income and new customers or clients from working with Court Guinness and The Trade House, then the associate program is for you.

Examples of who can become an associate are available below:

- Shopfitter
- Builder
- Accountant
- Solicitor
- Finance Broker
- IT Support
- Web Developer
- Printer
- Public Relations
- Marketing Expert
- Business Coach
- Systems Developer
- Vehicle Leasing
- Business Consultant
- Project Manager
- Event Organiser
- HR Consultant
- Procurement Consultant
- Property Broker
- Estate Agent
- Designer
- CAD Expert
- CAM Expert
- Manufacturing Expert

This list is not exhaustive and anyone is welcome to apply in the first instance. There is a very simple verification process to go through. Associates are balloted for one of six associate advertising spots in The Trade House Magazine every issue. There is currently no charge for Associate Membership. Testimonials will be required.

T: +44 (0) 7904 452543

E: tradehouse@courtguinness.com



10 Leicester Court, Leicester Street, Leamington Spa,



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The Trade Club

Brokerage Member



Court Guinness and The Trade House are still asked to take part in a large number of business and property brokerage projects every year. The Trade House and Court Guinness are no longer actively broking this membership level allows good brokers to take part in brokerage projects worldwide.

Brokers will have to adhere to very high standards of professionalism and not everyone will be accepted. Brokers will have access to an intranet comprising of databases and knowledge bases, templates, documentation, a high-quality CRM system and a state-of-the-art web based communications tool. Lastly, brokers will receive excellent support from The Trade House. There is currently no charge for consultancy membership.

Consultancy Member



Court Guinness and The Trade House are still asked to take part in a large number of consultancy projects every year. The Trade House and Court Guinness are no longer actively consulting this membership level allows qualified consultants to take part in consultancy projects worldwide.

Consultants will have to adhere to very high standards of professionalism and not everyone will be accepted. Consultants will have access to an intranet comprising of databases and knowledge bases, templates, documentation, a high-quality CRM system and a state-of-the-art web based communications tool. Lastly, consultants will receive excellent support from The Trade House. There is currently no charge for consultancy membership.

Classic Membership



This program is only suitable for very large companies and multinational corporations. This program allows your company to be at the top table when Court Guinness and The Trade House are putting together joint venture deals or procurement opportunities and get a head start on your competitors. There is no charge for Classic Membership. Examples of Classic Members include Microsoft and HP

Dealers and Resellers Club



The Dealers and Resellers Club is for all dealers and resellers to get access to new deals, opportunities and new stock as these situations arise. A select club that helps to provide bountiful stock and supply chain opportunities for the smaller business. There is currently no charge for the Dealers and Resellers Club.

[Continued on next page](#)





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The Trade Club

Joint Venture Membership



Joint Venture membership is automatically conferred on all joint venture participants.

Platinum Membership



Platinum Membership is an invitation only membership level which is conferred on existing members at the gift of Court Guinness. It recognises businesses and individuals who have supported The Trade House at an exceptional level.

Project Membership



Project membership is automatically conferred on all Project participants.

Representative Member



As part of a planned business expansion I am looking for local representatives to offer and promote The Trade House Magazine, Advertising, The Trade Lounge, business consultancy, property consultancy, business and brokerage, virtual office and other services throughout the United Kingdom, Ireland and EU/EEA.

Representatives will network well online and offline with large local networks and a strong degree of local influence. The representative will act as the local link for all projects in their local area.

Representatives will earn commission on all projects in their local area and all business that they generate. There is no charge for Representative Membership.

Senior Trader Club



Our Senior Trader Club is open to Brokers, Sourcers and Private Equity specialists. This program allows members to get access to deals available to Court Guinness and The Trade House before they are open to anyone else for example in The Trade House Magazine. This program is free until April 2021. After April 2021 fees will apply. This program is limited to 40 members.

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T: +44 (0) 7904 452543

E: tradehouse@courtguinness.com



10 Leicester Court, Leicester Street, Leamington Spa,



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The Trade Club

Trade Lounge Membership



The Trade House
The Trade Club
Trade Lounge Member

Trade Lounge membership is automatically conferred on all approved registrants of The Trade Lounge. There is currently no charge for Trade Lounge Membership

General Notes

High standards of propriety and ethics are expected from all partners. Partners not displaying such standards will be removed and may be placed on the blacklist that Court Guinness and The Trade House operate.

Court Guinness and The Trade House reserve the right to amend the terms of membership of the Trade Club from time to time.

Court Guinness reserve the right to charge membership fees in the future where memberships are currently free. Court Guinness and The Trade House reserve the right to vary membership levels and membership criteria from time to time.

Members are entitled and encourage to display the membership badge pertaining to their membership level on their website. The badge must link to www.courtguinness.com

About The Trade House

The Trade House was founded by and is executive led by Court Guinness who is an experienced deal maker.

The Trade House comprises of the following elements which are designed to help businesses and enhance dealmaking:

- The Trade Counter
- The Trade Club
- The Trade Desk
- The Trade House Magazine
- The Trade Library
- The Trade Lounge
- The Trade Room
- The Trade Suite
- NaytenCourt
- Courtfax
- Virtual Office

More information is available at <https://courtguinness.com/>

To Join The Trade House

Please click on the link below. And then scroll to the joining form at the bottom of the page. Fill out the form and someone will get back you very quickly.

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



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Business Opportunities For All

Hopefully The United Kingdoms Biggest And Brightest Business Opportunities Magazine

Cornwall

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

Tradehouse Sentinel Ref: 236

Hotels In London

I'm looking for hotels in London that have yet to reach market. I Have several institutional buyers available. Please contact: Claus G Geissen, Mobile/WhatsApp: 07588032532, Email: Claus@amstadd.com

Tradehouse Sentinel Ref: 1671

South Yorkshire Hotel

40 ensuite Bedroom Hotel. Function room. Bar and restaurant. Close to M1. Lovely situation.

Tradehouse Sentinel Ref: 353

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.

Tradehouse Sentinel Ref: 246

Cheshire Hotel

Nice hotel in good Cheshire town. 16 en-suite Bed rooms. Function rooms, meeting rooms, bar, restaurant, trade kitchen, cloakrooms, staffroom, managers office, reception, good car parking, garden and smoking solution. £1,250,000

Tradehouse Sentinel Ref: 4046

Glasgow Hotel For Sale

100 Bed Hotel located in Central Glasgow. Conference capacity 150. Bar, restaurant, Gym, business centre, parking. Excellent Standard of fit out. Freehold.

Tradehouse Sentinel Ref: 1647

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

Tradehouse Sentinel Ref: 1

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

Tradehouse Sentinel Ref: 232

Former Hotel Cornwall

Former 30 Bed Hotel in good Cornwall location surrounded by major operators. Spread over 3 floors with reception, kitchen bar, restaurant and function room to ground floor. Asking £700k

Tradehouse Sentinel Ref: 1652

Wiltshire Hotel For Sale

100 en-suite bedrooms. Situated in good Wiltshire town close to M4. 11 floors, bar, function rooms and restaurant. £6,000,000.

Tradehouse Sentinel Ref: 4089

Distressed Holiday Parks Wanted

Distressed holiday parks and camping and caravanning grounds wanted by motivated purchaser who is very well funded. Above market pricing available.

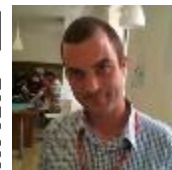
Tradehouse Sentinel Ref: 4231

[Continued on next page](#)

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Industrial

Warehouse For Sale Warwickshire

3118 sqft Warehouse for sale. Freehold. B2 usage. Well situated for major routes/motorway.

Tradehouse Sentinel Ref: 4274

Meat Processing Plant Ireland

Clients of The Trade Desk are seeking to acquire via long lease a meat processing plant in Ireland. They require a capacity of 10 tonnes per day. Our clients can act quickly. Please contact us for more information.

Tradehouse Sentinel Ref: 6648

Intellectual Property

IPR For Sale - Travel and Tourism Sector

Intellectual property for sale for new systems and new methods of revenue generation in travel and tourism sector. Please contact the office.

Tradehouse Sentinel Ref: 6651

IP For Sale - HR Software

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

Tradehouse Sentinel Ref: 211

Reg Tech IPR For Sale

Excellent intellectual property for a new product/service combination in the regulatory technology sector with great artificial intelligence features is for sale by its owners. For more information contact us quoting Ref: 6606.

Tradehouse Sentinel Ref: 6606

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

Tradehouse Sentinel Ref: 229

[Continued on next page](#)

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Intellectual Property For Sale - Recruitment Sector

Recruitment IPR for a new concept in the recruitment sector available to purchase. Total sale available. Asking £POA

Tradehouse Sentinel Ref: 6649

Investment

Former CEO Seeks new venture

Former CEO seeks new venture to buy into, excellent senior cross sector experience. Good funding available for right opportunity.

Tradehouse Sentinel Ref: 6653

Business Intelligence Platform seeking Investors

A business intelligence platform catering to the smaller business and smaller investor is seeking investment. Current Valuation £2,000,000

Tradehouse Sentinel Ref: 4239

Gambling Platform Requiring Investment

Unique gaming platform requiring investment. Excellent technology base. Great business plan, excellent market targeting.

Tradehouse Sentinel Ref: 4102

Med Tech Company Seeks Investment

Good Med Tech company seeks investment. Based in London, strong leadership team, excellent technology. Able to come to market shortly.

Tradehouse Sentinel Ref: 4092

Freelance Self Employed Benefit Service

Offer for the freelance community including insurances, helplines and discounts seeks investment for further development.

Tradehouse Sentinel Ref: 4106

Private Policing Business Opportunity One

Private policing company looking for investment. The company state that their mission statement is to make policing work harder faster and smarter. Investment in £2 Million blocks.

Tradehouse Sentinel Ref: 4098

Television Series Seeking Investors

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

Tradehouse Sentinel Ref: 106

Continued on next page



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Project Management Consultancy Seeks Investment

EU Based Project Management consultancy with proven track record seeks funding to grow and expand. Very profitable. Established client base. Excellent potential.

Tradehouse Sentinel Ref: 4237

Trade Suite Fund One

The Trade Suite are looking to make investments in businesses in the Home Counties and West Midlands. Up to £50,000 available for each investment. Please call The Trade House for more information

Tradehouse Sentinel Ref: 3454

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.

Tradehouse Sentinel Ref: 85

Investment Available from Surrey Based Businessman

Surrey based businessman seeks investments close to his base. Max £50,000 per investment.

Tradehouse Sentinel Ref: 366

Ireland Special

Apartment Block County Dublin

The building is arranged as 9 x 1 & 2 bed apartments in a nice part of county Dublin, Ireland. All apartments are let long term tenants. Generating €144,000 PA. €2,300,000

Tradehouse Sentinel Ref: 3486

Dublin Hotel and Golf Course

Hotel and Golf Course For Sale- South Dublin, Popular, Well Known and Respected. Location: Ireland. Price € Please Call.

Tradehouse Sentinel Ref: 1681

Petrol Station, County Kerry, Ireland

Nice rural petrol station. 4 pumps. Shop includes multi-deck refrigeration, tobacco gantry, lotto. Very profitable site. Asking Price €360,000.

Tradehouse Sentinel Ref: 1655

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

Tradehouse Sentinel Ref: 6

[Continued on next page](#)

Click the picture for the Deal Marketing Group on Facebook



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Boarding Kennels and Cattery, For Sale, County Clare

Boarding Kennels and Cattery, For Sale, County Clare. Excellent Lifestyle Business Opportunity. 4 Bedroom Owners accommodation. Priced Keenly. Location: Ireland. Price € Please Call.

Tradehouse Sentinel Ref: 1675

Contact Centre required in Ireland.

Contact Centre Required in Ireland for diversified client. Must have existing client base. Budget €3,000,000

Tradehouse Sentinel Ref: 394

Fish and Chip shop for sale, Cork, Ireland

Good fish and chip takeaway shop. Well regarded. Turnover €13000/week. Good fitout, well equipped. Lease Hold €140000.

Tradehouse Sentinel Ref: 3485

Lifestyle Businesses Required Near Dublin

A family relocating to Ireland because of Brexit are seeking to acquire a lifestyle within one hour's drive Dublin Airport. Most situations considered. Strong budget available. Businesses with good on-site accommodation preferred. Budget €700,000

Tradehouse Sentinel Ref: 1644

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

Tradehouse Sentinel Ref: 231

West Ireland Development Site

DEVELOPEMENT SITE Beautiful Peninsula 35 acre site with planning to build a Hotel or Large mansion house. Guide Price € 4.5 M Euros Ireland Further details to follow. OFF MARKET

Tradehouse Sentinel Ref: 1676

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.

Tradehouse Sentinel Ref: 87

Executive Search Agency Dublin

Executive Search Agency – Dublin - For Confidential Sale. Location: Ireland. Price Please Call.

Tradehouse Sentinel Ref: 1677

Laundrette/Dry Cleaners North Dublin

1400 sqft Laundrette and dry cleaners. North Dublin. For sale. Freehold Premises. 2 bed apartment over. Entire business and freehold for sale @ €365,000.

Tradehouse Sentinel Ref: 3487

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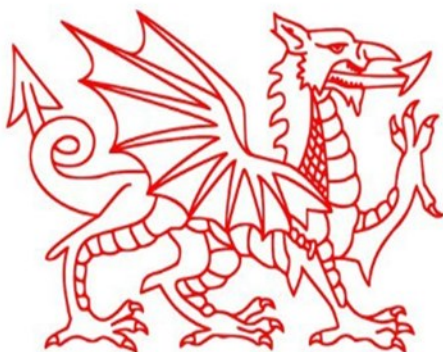
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Hotel and Golf Course, West Ireland

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 €4.3 M euros only. Needs refurbishment – upgrading Location 50 miles from major international airport.

Tradehouse Sentinel Ref: 1680

Hotel Investment Dublin

OUTSTANDING HOTEL INVESTMENT 4 Star Hotel in the heart of a major Irish City. This property is fully leased out on a long term contract with a good initial yield to an investor, 190 rooms, full leisure facilities, extensive restaurant's and large conference facilities. Guide price €30 million Euros

Tradehouse Sentinel Ref: 1679

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.

Tradehouse Sentinel Ref: 226

Internet Service Provider for sale – Northern Ireland.

Location: Northern Ireland. Strong client based. Good product offering. 50/50 Commercial/Residential mix. Price € Please Call.

Tradehouse Sentinel Ref: 1678

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

Tradehouse Sentinel Ref: 197

[Continued on next page](#)



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Project Managers Required - Naytencourt Ireland

Project managers required in Ireland post COVID-19 lockdown. Mostly agricultural conversion projects. Countrywide

Tradehouse Sentinel Ref: 3470

Joint Ventures

Self Employed Benefit Service seeking partners

Offer for the freelance community including insurances, helplines and discounts seeks joint venture partners to extend client side offer.

Tradehouse Sentinel Ref: 6654

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.

Tradehouse Sentinel Ref: 183

New Computer Company Seeking Partners

New computer hardware company based in the West Midlands seeks dealers and joint venture partners.

Tradehouse Sentinel Ref: 4113

Warehouse Space

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

Tradehouse Sentinel Ref: 186

Laundrette And Dry Cleaning

Launderette and Dry Cleaning

Launderette/Dry Cleaners North Dublin 1400 sqft Launderette and dry cleaners. North Dublin. For sale. Freehold Premises. 2 bed apartment over. Entire business and freehold for sale @ €365,000.

Tradehouse Sentinel Ref: 6643

South East London Dry Cleaners For Sale

Dry cleaners in good SE London location close to train station. Excellent footfall. Excellent range of presses and equipment. Loyal customer base. Open 6 days a week. Trades well, very profitable. Asking £79,000

Tradehouse Sentinel Ref: 4241

Launderette For Sale - South West London

We have a great launderette for sale in West London. Nice lock up shop. Strong trading position. Great location on busy road. Price: £55,000

Tradehouse Sentinel Ref: 276

Leisure

Outdoor Activity Centre Wales

An outdoor activity centre in Brecon Beacons, Nearest town is Abergavenny. Accommodation for 90. Qualified instructors. Trade Kitchens, all kit either new or refurbished. Excellent Client base. Fantastic marketing operation. Very profitable. Fully licensed.

Tradehouse Sentinel Ref: 2101

Continued on page 75



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Fishery For Sale - North Yorkshire

Well stocked and popular fishery for sale. In total 5 acres. Includes equipment and members lodge. Asking £350,000.

Tradehouse Sentinel Ref: 6670

Watersports Centre For Sale

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

Tradehouse Sentinel Ref: 137

Distressed Holiday Parks Wanted

Distressed holiday parks and camping and caravanning grounds wanted by motivated purchaser who is very well funded. Above market pricing available.

Tradehouse Sentinel Ref: 4231

Rafting and Activity Business

I have decided to put my Perthshire activity business up for sale which includes www.rafting.co.uk and www.perthshirepaintball.co.uk and I am to hand over to a new owner in Sept 2020. I am doing this to enable me to spend more time on overseas sector interests and also global technology challenges in the sector. Sale price is £300k or £250k if straight purchase. If a business wants to buy that I think would be a good fit I would finance 50% of the 300k over an agreed time period and stay on as a director in the background until the debt is paid. I have had huge fun running this last 16 years and now time for new challenges and let new blood take over. Any interest please contact me at peter@rafting.co.uk

Tradehouse Sentinel Ref: 99

Lifestyle Businesses

Lifestyle businesses Required Within One Hour of Shannon Airport.

Lifestyle Businesses required for relocating client in Ireland. Budget £600k.

Tradehouse Sentinel Ref: 6566

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

Tradehouse Sentinel Ref: 74

Lifestyle Businesses Required Near Dublin

A family relocating to Ireland because of Brexit are seeking to acquire a lifestyle within one hour's drive Dublin Airport. Most situations considered. Strong budget available. Businesses with good on-site accommodation preferred. Budget €700,000

Tradehouse Sentinel Ref: 1644

Continued on next page



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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.

Tradehouse Sentinel Ref: 73

Sussex

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

Tradehouse Sentinel Ref: 249

Watersports Centre For Sale

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

Tradehouse Sentinel Ref: 137

Lifestyle businesses Required Within One Hour of Cork Airport

Lifestyle Businesses required for relocating client in Ireland. Budget £600k.

Tradehouse Sentinel Ref: 6567

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.

Tradehouse Sentinel Ref: 14

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)

Tradehouse Sentinel Ref: 16

Lifestyle businesses Required Within One Hour of Dublin Airport

Lifestyle Businesses required for relocating client in Ireland. Budget £600k.

Tradehouse Sentinel Ref: 4278

Management Buy In

MBI Chairman Required

Startup (marketing services for the leisure/activities sector) - team of 3 cofounders in place, 100,000 b2b leads, potential partners in Ireland and Cyprus, seeks MBI chair to help launch the business (in an EU country) and cover what cannot be bootstrapped.. Adrian Smith. Email: adey11468@gmail.com

Former CEO Seeks new venture

Former CEO seeks new venture to buy into, excellent senior cross sector experience. Good funding available for right opportunity.

Tradehouse Sentinel Ref: 6655

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The Trade House Interview with Liz Smith, Landlord And Property Developer

Liz Smith is the owner of LS Developments and LS Properties. She is a Trade Club Property Member and is based in London.

Tell us in a Nutshell what your business is, where it is and what it does?

LS Developments turns dilapidated buildings into flats.

LS Properties rents out flats.

How much does your average customer spend with you?

Renting a flat £1000 PCM

Buying a flat £170,000

What top three challenges has your business faced in the past 12 months?

Taxation Changes, Brexit and COVID-19

What challenges does your business face in the future?

Tax rises. Legislation changes. Currency Flux

What one thing could the Prime Minister do to make things better for your business?

Resign! Only Joking. He could stop penalising developers and landlords.

What could your business do if an additional £1 million was invested tomorrow?

Buy another property to renovate.

What one thing could you not do without that helps you run your business?

My Jeep, its perfect for site visits

What three things on your desk could you not do without?

My laptop

My Phone

My Projector, I Love projecting site plans onto the wall of my office at home.

Give us a shameless plug (less than 20 words) for your business?

I can turn the most dilapidated buildings into classy developments of flats that will elevate the local area.

Would You Like To Be Interviewed For The Trade House Magazine?

We will be launching a new feature within the magazine soon which focuses on the business owner's view of the world. The interview will consist of 10 questions and you will have the opportunity to display, your logo, picture and website as well as have a plug for your business published. For more information please email tradehouse@courtguinness.com

Tradehouse Sentinel Ref: 365



Management Buy In Wanted

A seasoned recruitment professional with over 20 years experience is looking to invest a considerable sum into a recruitment agency in the West Midlands and joining the management team as they do so. Excellent Opportunity for a recruitment agency to develop and expand.

Tradehouse Sentinel Ref: 1639

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

Tradehouse Sentinel Ref: 182

Manufacturing

Nano Technology Production Facility For Sale Poland

Nano Technology production facility for sale in Poland. 5 production lines. 80% utilisation. Produces nano tech liquids for the reseller market. Asking Price £POA

Tradehouse Sentinel Ref: 6569

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.

Tradehouse Sentinel Ref: 10

Nano Technology Production Facility For Sale UK

Nano Technology production facility for sale. 3 production lines. 80% utilisation. Produces nano tech liquids for the reseller market. Asking Price £POA

Tradehouse Sentinel Ref: 6568

Meat Processing Plant Ireland

Clients of The Trade Desk are seeking to acquire via long lease a meat processing plant in Ireland. They require a capacity of 10 tonnes per day. Our clients can act quickly Please contact us for more information.

Tradehouse Sentinel Ref: 6656

Marine

Florida Marina For Sale

Marina 1 hour from Palm Beach International Airport. 100 berths for boats up to 100ft with electricity. Dry storage facility. Bathrooms, showers laundry. 10,000 sqft of let office and retail space. Price \$3,500,000.

Tradehouse Sentinel Ref: 6562

Marine Intellectual Property For Sale

Designs, moulds, intellectual property for sale for a range of cuddly boats and express cruisers from 20ft to 38ft LOA. Moulds and IP currently in the USA."

Tradehouse Sentinel Ref: 3409

Continued on Page 78





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1967 Cruise Ship

Cruise ship for sale. Built in steel, year 1967. 700 PAX. Crew Capacity 250. cabins in need of some updating. 21,000 GT. LOA 170 metres. A lovely traditional cruising vessel for traditional cruises.

Tradehouse Sentinel Ref: 2096

Inland Waterways Marina, Germany

Fantastic Location, 100 berths, workshop, yacht club, shop and offices, asking €4,500,000

Tradehouse Sentinel Ref: 102

Inland Waterways Marina UK For Sale.

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

Tradehouse Sentinel Ref: 151

Media And Creative

Marketing and SEO company For Sale

Great marketing and SEO company for sale. Based Northern England. 30% EBITDA. Excellent creative and content team. Very confidential deal.

Tradehouse Sentinel Ref: 6657

Medical and Pharmaceutical

Pharmaceutical Distributor For Sale

Midlands based pharmaceutical distributor for sale. Well situated warehousing, excellent relationships with suppliers and customers alike, profitable. Asking OIEO £1,000,000

Tradehouse Sentinel Ref: 6658

Medical Supplies Wholesaler

Medical supplies wholesaler to the retail sector for sale. Excellent order book. Good margins. Good client base. Good supply chain. Very profitable. Warehouse location East of England. Asking £1,200,000

Tradehouse Sentinel Ref: 6615

Middle East

5 Star Hotel & Beach Resort In Dubai

Lovely large beachside hotel and resort for sale in Dubai. Very, very profitable. A buyer is sought for the entire concern. Call the office for more information.

Tradehouse Sentinel Ref: 4240

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Consumer Electronics As A Marketing Tool. Why It Sucks!

Since moving into this business in 2013 I have had a large number of conversations with start up businesses that are looking for additional assistance with their business or who are looking for funding. This is an interesting part of my work. I am always especially interested to hear of the marketing ideas for these businesses. Or am I?

I am beginning to get very irked by business owners who suggest giving away iPad's, iPhone's, games consoles and the such like. These devices are ten-a-penny and everyone has them. If you need to give away an iPad then in my opinion you have two problems with your business model. Firstly in my opinion you do not have a product or service that will sell well enough without an incentive that probably costs more than the sale price to the customer.

Why would I want an iPad in return for buying what you have to sell when I have three already!?

Secondly on the basis of my first point you are probably attracting customers who cannot afford an iPad in the first place, so how are you going to reach your target market if your targets already own three iPad's and the only people who are interested in your product cannot afford one!

If they need to buy your product or service to gain an iPad, how on earth can they afford to become a repeat customer? I have been in and out of the mobile phone business since 2004. In the early years, consumer electronics along with cash back were a massive lure in the sale of mobile phone contracts. PlayStation's, Laptops, iPods and flat screen televisions as an incentive to sign a

contract were all the rage, until Christmas 2007.

This is where it all went wrong. You see parents were signing up to mobile contracts in order to get the latest, most expensive toys and games consoles for their kids to give to them as presents. That Christmas I saw some of the largest number of rejections for mobile contracts ever in a one month period. It is clear that they wanted an expensive gadget but could not afford it. My mobile phone business was without its knowledge or desire becoming a sub-prime games console and iPod shop!

In addition you must also factor that most of the versions of these gadgets that are actually worth having are actually now quite expensive. The latest half decent iPhone is about £1,000 as is a good iPad. The new PlayStation that is coming out will not be cheap either.

My advice to the small businesses I speak to now is to not bother with consumer electronics as a gimmick but to think of your target market and think of something unique that your competitors will have difficulty copying and that your target market will enjoy and appreciate. Remember your target customer already owns three iPads, a flat screen TV, a games console and an iPhone! Dial in a relevant product or service with a good ongoing sales and marketing plan and for God's sake do not forget magnificent customer service and the mathematics says you have a good, viable business on your hands. However, if I hear of another business wanting give away consumer electronics as a gimmick I will probably scream so loudly that the residents of Munich will probably hear me all the way from my base in Warwickshire, UK!

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Hotels for sale in Dubai

I have several hotels for sale on behalf of clients in Dubai. Minimum budget £90,000,000. Contact Claus G Geissen, Mobile/WhatsApp message: 07588032532, Email: Claus@amstadd.com

Tradehouse Sentinel Ref: 1663

Shopping Mall For Sale, Dubai.

Rarely available. A Soon to be completed Shopping Mall in Dubai. GIA 100,000 Lettable area 40,000 sq. ft. Estimated Completion date: Very soon.

Price: USD \$204,192,758. Interested investor/s please call +971 503760488 or email esther.n@arthurmackenzey.com Investors must have Proof of Funds Available.

Tradehouse Sentinel Ref: 376

We are happy to take opportunities for the Middle East, please email court@courtguinness.com for more information.

Naytencourt

Naytencourt is the new brand for The Trade House in Ireland and France

Project Managers Required - Naytencourt

Project managers required in France post COVID-19 lockdown. Project 1. IT rollout near Lyon. Project 2. Country Chateau and estate restructuring and monetisation. Near Metz. Excellent Rates.

Tradehouse Sentinel Ref: 3460

Night Clubs

West Midlands Nightclub

Nice West Midlands Nightclub. Good location. Licensed for 400. Closed since March 2020 owing to Covid. Reduced Price. All fixtures and fixtures included. 2 large bars. Large open dance floor, seating saeas, good performance area/stage. 4 x WC sets (male and female. Asking price leasehold. £60,000.

Tradehouse Sentinel Ref: 6659

Petrol Stations

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.

Tradehouse Sentinel Ref: 241

Essex - Petrol Station ++

Good strong Essex location. Petrol Station, Car Wash, Car Showroom and forecourt. Total site area 0.5 acres. Excellent trading figures. Asking £1.4 Million.

Tradehouse Sentinel Ref: 322

Petrol Station, Bristol

Good HGV Friendly petrol station on outskirts of Bristol for sale. 6 pumps. Car wash. Good shop with coffee, hot snacks, good food and drink range, motor products, lottery, confectionery and tobacco. 1.8 million litres of fuel sold annually. Asking £900,000.

Tradehouse Sentinel Ref: 4107

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Petrol Station - Lancashire

Total branded petrol station and store situated in a tremendous A-Road location, with excellent passing trade. The store is very well equipped with a cash machine, chiller, soft drinks fridge, tobacco cabinet and cash machine. The range of stock held is wide and varied and caters for wide ranging tastes. There are four petrol pumps. Price: £93,500 Leasehold.

Tradehouse Sentinel Ref: 274

Plant

ATLAS COPCO ROC D7C-11

2003 Model drilling Rig. 9,000 hours. Good condition. Based in France. Asking £55,000

Tradehouse Sentinel Ref: 6666

CNC Vertical Milling Machine For Sale

Good CNC Milling machine for sale. In very good condition and have been extremely well maintained, being used for high precision work on small batch production pieces. Based in Serbia. £Offers.

Tradehouse Sentinel Ref: 286

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!

Tradehouse Sentinel Ref: 95

Professional

Home Counties Accountancy Practice For Sale

Accountancy practice for sale. 400 +clients. Turnover £500k. All clients use Xero/Free Agent/QuickBooks. Wage bill £150k

Tradehouse Sentinel Ref: 6664

2 Partner Law Firm South London

2 Partner Law firm in South London for sale. Immigration, family, criminal and conveyancing work. Turnover £300k. Completely clean claims history.

Tradehouse Sentinel Ref: 6665

Projects

Residential - Hotel Conversion - Provence

Project Manager Required for a large residential to hotel/holiday destination conversion in Provence, France. Start: First Covid clear date 2021. previous similar commercial project essential.

Tradehouse Sentinel Ref: 6669

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The Trade Club <https://courtguinness.com/register/>

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.

Tradehouse Sentinel Ref: 223

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.

Tradehouse Sentinel Ref: 193

Project Managers Required - Naytencourt

Project managers required in France post COVID-19 lockdown. Project 1. IT rollout near Lyon. Project 2. Country Chateau and estate restructuring and monetisation. Near Metz. Excellent Rates.

Tradehouse Sentinel Ref: 3460

Property Opportunities

Freehold Unit SW London

Freehold restaurant with upper parts providing 2 x 1 bed flats and 1 x 2 bed flat. Restaurant to ground floor and basement. All units are let. Yield 7.93%

Tradehouse Sentinel Ref: 4109

Retail With Residential Over - Quaint Surrey Market Town

3 x shop unit with 8 x 2 bed flats over. Total retail 2,055 sqft. Income £120000. The flats are currently vacant. Prime central local. Excellent investment £POA

Tradehouse Sentinel Ref: 4276

Warehouse For Sale Warwickshire

3118 sqft Warehouse for sale. Freehold. B2 usage. Well situated for major routes/motorway.

Tradehouse Sentinel Ref: 4275

Freehold London City Offices

Freehold Office Building 4 minutes from Bank Tube Station in London. GIA 22145 sqft. Asking Price: £BMV.

Tradehouse Sentinel Ref: 4267

Retail Premises Suitable For Conversion

Wanted by developers. Please contact the Trade House Office. Freehold Retail Premises that are suitable for conversion to residential dwellings. Cash Budgets up to £5,000,000 per deal available.

Tradehouse Sentinel Ref: 6680

[Continued on next page](#)

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Car Dealership Premises For Sale West Midlands

Externally this space provides for 100 cars with 10 prime sales spots to road frontage. The building provides 25,000 sq ft of space. Split into parts warehousing, vehicle servicing/valeting/MOT and sales and offices. The showroom has space for 7 cars internally in a relaxed spaced out layout. Asking: POA

Tradehouse Sentinel Ref: 4266

Freehold Shop, Grimsby

850 sqft retail shop on good road in Grimsby for sale. Let at £7,000 PA. Asking £80,000.

Tradehouse Sentinel Ref: 4261

Industrial Unit Stourbridge

1100 sqft in Stourbridge. Nice open unit. 3 x parking space to front. Yield 8.6% PA. Price £130,000

Tradehouse Sentinel Ref: 4249

Industrial Unit For Sale Morpeth

Freehold industrial unit in Morpeth totaling 1200 Sqft. Yield 9%. Asking: £100,000

Tradehouse Sentinel Ref: 4248

Parade of Shops Kent

Nice parade of 8 shops with 2 bed flats over each unit. Producing £205692 PA. Asking £POA

Tradehouse Sentinel Ref: 6673

Apartments + Family Home Lanzarote

Large property on a 2500 sq metre site. Currently arrange as a 4 bedroom family with 4 lettable apartments under, large amenity parking, exceptional pool. Splendid standard of fitout. Great location close to beaches, supermarkets, golf, sports and schools. Asking €750,000.

Website: <https://dreamhomelanzarote.com>

Tradehouse Sentinel Ref: 6620

Plymouth Block Of Flats

Block of 16 flats a short walk from Plymouth City Centre. Produces £153,600 PA. No arrears. All flats let on AST's Asking £2,850,000

Tradehouse Sentinel Ref: 6619

Southampton Office Block For Sale

Self contained, detached office block totaling 19,785 sqft.80 Parking Spaces. Good links to Southampton City, Motorways and Airport. Let to 4 tenants. Producing rent of £281,773. Asking offers over £3,000,000.

Tradehouse Sentinel Ref: 6604

Freehold Block Of Flats. North Yorkshire

Block of 17 x 1 bed flats in strong location close to town centre and transport links. All lets on AST's. Yield 7.3 %. Asking £POA BMV.

Tradehouse Sentinel Ref: 6603

[Continued on next page](#)



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Hartlepool Vacant Retail + Upper Parts

Hartlepool. Vacant retail space totalling 1500 sqft to ground floor with vacant same above in shell format. Change of use to residential STPP. Price £65,000.

Tradehouse Sentinel Ref: 6671

Office Building Norwich

24,000 sqft office building for sale in Norwich. Good location. Possibility for change of use.

Tradehouse Sentinel Ref: 6672

French Chateaux/Estates Required

French Chateaux Required. French Chateaux that are being run as businesses required for purchaser who is currently based in the Midlands. Good budget and early completion available. Please contact The Trade House for more information.

Tradehouse Sentinel Ref: 6564

Retail Premises Suitable For Conversion

Wanted by developers. Please contact the Trade House Office. Freehold Retail Premises that are suitable for conversion to residential dwellings. Cash Budgets up to £5,000,000 per deal available.

Tradehouse Sentinel Ref: 6678

5 Acre site, Berkshire

5 acre site for sale near reading. Main road frontage. Suitable for development STPP.

Tradehouse Sentinel Ref: 4063

7 x 1 bed Flats, Newcastle

7 x 1 bed flats for sale. Current yield 6.95% All situated above commercial premises (all above none food premises). Sitting tenants. Offers above £650,000.

Tradehouse Sentinel Ref: 3415

London SW18 Retail + 4 Flats

3000 sqft retail area let at £40,000 PA. 3 x 1 bed flats let at £39,000 PA. Asking £1,700,000

Tradehouse Sentinel Ref: 4115

London Property Required For Investor

A foreign investor is looking for buildings or portfolio's in London with a value of more than £50,000,000. The client can complete very quickly.

Tradehouse Sentinel Ref: 397

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.

Tradehouse Sentinel Ref: 142

Woodland Required

Woodland required, preferably with river frontage. Good Budget available. Locations: Midlands, Wales, North West.

Tradehouse Sentinel Ref: 2058

Continued on next page

Click the picture for the Deal Marketing Group on Facebook



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Investment Properties Required In Poland

Commercial investment properties required in Poland. Top budget available. Cash investor.

Tradehouse Sentinel Ref: 4075

Mixed Use, Dublin.

Fantastic mixed use opportunity in Dublin for sale. Residential, Office, Retail. Well Situated. Excellent transport links. Strong commercial tenants. Yield 6.9 %

Tradehouse Sentinel Ref: 294

Derelict Mansion For Sale

South West England, A Derelict Mansion that sits in approximately 65 acres that oozes history. Needs considerable investment. Suitable for income generation subject to consents. Asking £2.9 Million.

Tradehouse Sentinel Ref: 164

Office Building For Sale, Reading

Good quality modern office building for sale in Reading. Vacant. 50000 Sqft over 4 floors with parking to rear.

Tradehouse Sentinel Ref: 4064

West Yorkshire Property Portfolio For Sale

Offered is a lovely well yielding portfolio in West Yorkshire. 38 HMO's and 98 Studio Flats. Priced to sell.

Tradehouse Sentinel Ref: 103

Nice Mixed Use Investment - East of England

Comprising 15 Shops, Offices, 8 Flats, 13 Garages, 3 Phone Masts & Car Parking
Total Accommodation Approx. 3,684.55 sq. m. Total rental income: £535,991 Per Annum.

Tradehouse Sentinel Ref: 326

French Chateaux Required

French Chateaux Required. French Chateaux that are being run as businesses required for purchaser who is currently based in the Midlands. Good budget and early completion available. Please contact The Trade House for more information.

Tradehouse Sentinel Ref: 302

South West London Development Site

0.45 acre site with good main road frontage in a smart and affluent South West London location for sale. Excellent mixed use potential STPP.

Tradehouse Sentinel Ref: 4055

Office Space Wimbledon

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

Tradehouse Sentinel Ref: 253

Continued on next page

To respond to an enquiry that does not have contact details listed please simply email tradehouse@courtguinness.com quoting the Tradehouse Sentinel Reference Number to be provided with more details.

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A1 Premises Required In Europe

A1 Premises suitable for supermarket style retail required in Europe. Space requirement is circa 6500-8500 sqft GIA. Contact The Trade House for more information. Deal Value: £POA.

Tradehouse Sentinel Ref: 6578

Shopping Mall For Sale, Dubai.

Rarely available. A Soon to be completed Shopping Mall in Dubai. GIA 100,000 Lettable area 40,000 sq. ft. Estimated Completion date: Very soon.

Price: USD \$204,192,758. Interested investor/s please call +971 503760488 or email esther.n@arthurmackenzey.com Investors must have Proof of Funds Available.

Tradehouse Sentinel Ref: 376

Twickenham Investment

Good Solid Shop let on long term lease with 2 bedroom Maisonette above let on an AST. Income £31,000 Per Annum. Asking £500,000

Tradehouse Sentinel Ref: 327

8000 Sq Ft Office Building Cambridgeshire

Good office building totalling approx 8,000 sqft over 2 floors with 36 car spaces.

Currently let at £250k per annum.

Tradehouse Sentinel Ref: 4053

Investment Properties Required In Spain

Commercial investment properties required in Spain. Top budget available. Cash investor.

Tradehouse Sentinel Ref: 4074

Sites Required, Teeside

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 on Teeside. My clients require suitable locations with good ABC1C2D footfall in popular towns and villages.

Tradehouse Sentinel Ref: 1658

Property Investment Derby

88 x 1 & 2 bedroom flats in Derby built 2013. Annual rental income £680,000. 88 parking spaces. Good location to be sold unbroken. Asking £8,250,000.

Tradehouse Sentinel Ref: 4073

Land Near Cardiff For Sale

PP for 60 1,2 & 3 Bed units, Large site with good scheme suitable for variation subject to the relevant consents.

Asking Price £1.74 Million.

Tradehouse Sentinel Ref: 48

Continued on next page





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Student Accommodation Wanted

My clients are looking for student accommodation anywhere in England with a net yield of at least 10%. Contact Claus G Geissen, Mobile/WhatsApp: 07588032532, Email: Claus@amstadd.com

Tradehouse Sentinel Ref: 1665

***** SPOTLIGHT *****

20 Bed HMO London/Essex Borders

Good 20 bed HMO investment property split over 3 floors, mix of long term tenant and AirBnb. Good fit and finish upper quartile rents achieved. Yield: Over 6.5 % Asking £2,250,000

Tradehouse Sentinel Ref: 101

***** SPOTLIGHT *****

Former Doctors Surgery West London

Good detached site in affluent residential West London. Suitable for flat conversion or a stunning single dwelling. Off Street Parking. Garden. Asking £2,000,000

Tradehouse Sentinel Ref: 174

Surrey Development Site

Development Site for sale. Planning permission for 30 x 2 bed flats. Guide £2.5 million

Tradehouse Sentinel Ref: 181

Educational Site West London

Approx. 4 acre site currently in educational use. 3 buildings built out to approx. 38,000 Sqft. No covenants or permissions. Location West London.

Tradehouse Sentinel Ref: 1708

Factory Required - West M62

Factory required for new project in the western end of the M62 corridor. Client able to act fast. 10-12,000 sq. ft. required.

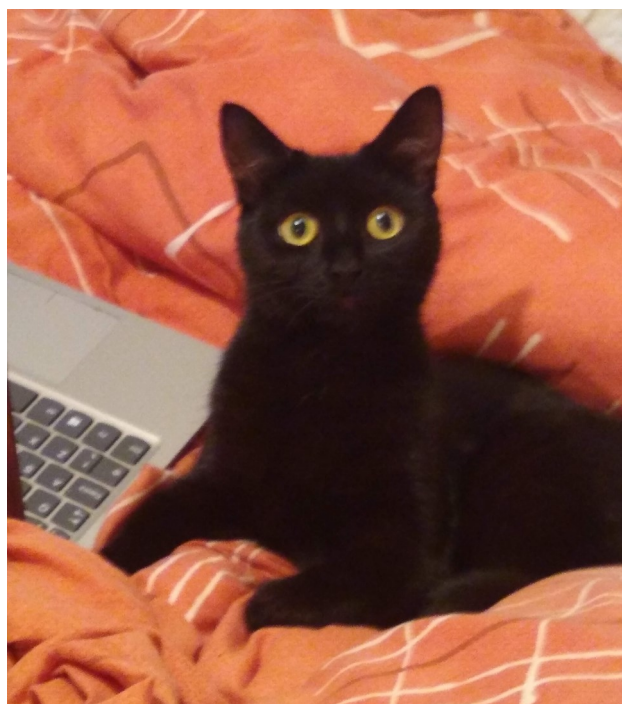
Tradehouse Sentinel Ref: 1717

Warehousing - Liverpool - For Sale

8,000 Sq metre warehouse for sale. Total site area 4 acres. Lease expires 2026. Yield 5.85% Price £1,500,000.

Tradehouse Sentinel Ref: 3443

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Trade Counter Offers

No Tax to EU/RU



12inch electric bike Electric scooter mini two round folding bike lithium battery bicycle adult pedal 12inch small electric bike.



- 1M 2M 2.4A Braided 90 Degree Type C/ Micro USB Fast Charging Data Sync Charge Cable for Samsung Xiaomi etc.



- 2 pcs/lot xiaomi Redmi 4A screen protector NILLKIN Anti-Glare Matte protective film for xiaomi Redmi 4A with retailed package



- 12inch mini electric bike folding frame Electric bicycle folding mini adult female ultra-light small ebike 36V li-ion battery



- 1TB 2.5inch 15mm Height SATA Hard Drive 5400RPM for PC Tower/Server/Mini-ITX/ Desktop/Machine Warranty for 1-year



- 2.1A Dual Ports USB Car Charger Cigarette Lighter Socket Power Adapter Charging for Samsung for iPhone Xiaomi Phones Waterproof



- 16inch Original XIAOMI electric bike Qi-cycle Mini electric Ebike portable smart folding bike lithium battery CITY EBIKE



- 2 Pcs/lot Xiaomi mi5 Glass Screen Protector mi 5 Ultra Thin Protective Film Tempered Glass For Xiaomi mi5 Screen Protector



YUNTAB 7inch Android 4.4 Q88 Allwinner A33 Quad Core 512MB 8GB 1024*600 dual camera 2500mAh battery 9796

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Large London Site

2.3 acre central site. Ripe for redevelopment currently producing £7.5 Million PA. Mix Commercial and Retail. £POA

Tradehouse Sentinel Ref: 296

Buyers Available Now

Calling all sellers, I have access to a large pool of buyers, including cash buyers, foreign investors, and institutional investors. Minimum £5 million. Contact Claus G Geissen, Mobile/WhatsApp message: 07588032532, Email: Claus@amstadd.com

Tradehouse Sentinel Ref: 1664

Vacant Derelict Site South East London

0.7 acre derelict site in nice South East London location, currently as derelict 1 and 2 storey buildings and concrete hard. Good residential potential. Price:£POA.

Tradehouse Sentinel Ref: 4057

Retail Units Required, Scotland

Retail Units to 5000 Sqft trading area required in the central belt of Scotland. Ambitious forward thinking cash funded client waiting.

Tradehouse Sentinel Ref: 84

Office Building With Retail Below - London

Good Central London Location. 24000 sq. ft. Retail and ancillary to ground floor. Office Accommodation above Let to 4 separate tenants. Total income £800k PA.

Tradehouse Sentinel Ref: 324

Continued on page 27

Student Accommodation Leicestershire

78 room student accommodation for sale. Built in 2002. Current yields 8.67%. Price £POA.

Tradehouse Sentinel Ref: 4065

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

Tradehouse Sentinel Ref: 128

Requirements In South of France

The Trade House requires the following in the South of France for clients. 1) Large family home for conversion to guest house. 2) Gite complex. 3) Camping Grounds, 4) Small Hotels

Tradehouse Sentinel Ref: 32

Watford Office Building For Sale

Nice 18,000 sqft offices over 3 floors with 30 car parking spaces to rear. Currently vacant. Asking £3,650,000

Tradehouse Sentinel Ref: 4054

Hotels Suitable For Conversion Wanted

Hotel suitable for conversion to residential premises or student accommodation wanted Europe Wide. Deal size to £.75 million.

Tradehouse Sentinel Ref: 35

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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 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 deliv-

ery 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 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.



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Offices London WC2—For Sale Freehold

6 floors + basement loading bay, disabled parking and bike spaces. Total Gross Internal area 40,000 Sqft. Price £POA

Tradehouse Sentinel Ref: 105

South Yorkshire Office Complex

30000 Sqft Office Fully Let. Set around a courtyard and car park. Current rent £ 148,000 PA. Asking £1.65 Million

Tradehouse Sentinel Ref: 33

Investment Properties Required In Luxembourg

Commercial investment properties required in Luxembourg. Top budget available. Cash investor.

Tradehouse Sentinel Ref: 4071

Retail Units Required, Home Counties.

Retail Units to 5000 Sqft trading area required In London and home counties. Ambitious forward thinking cash funded client waiting.

Tradehouse Sentinel Ref: 33

Sites Required Not London/SE

Sites required by developer with potential for developments from 50,000 sq. ft. to 100,000 sq. ft. All locations EXCEPT London/SE.

Tradehouse Sentinel Ref: 2094

3.5 Acre Waterside Site

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

Tradehouse Sentinel Ref: 76

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

Tradehouse Sentinel Ref: 7

Block of flats Surrey - Hampshire borders

Unbroken block of 80 flats. 60 x 1 bed. 20 x 2 bed. Yield 5.3%. Good location. Potential for further development STPP. Priced to sell.

Tradehouse Sentinel Ref: 3445

West Yorkshire Business Centre

4 storey Office building plus parking 23,000 sq. ft. Site total size: 1.6 acres. Income per annum £147,000. Asking £1,100,000 Ex Vat.

Tradehouse Sentinel Ref: 328

North West England - Shopping Centre

Nice shopping Centre. Good town centre location in strong Northern Western English town. Enclosed. 14 units. 800 Sq Metres lettable Space. 8% yield.

Tradehouse Sentinel Ref: 325

Vacant Derelict Site Croydon

2 acre derelict site in Croydon location, currently as grass, derelict buildings and small concrete hard. Good residential potential. Price:£POA.

Tradehouse Sentinel Ref: 4059

Continued on next page

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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

Tradehouse Sentinel Ref: 94

Merseyside Property Portfolio

Portfolio of 40 2 bed town houses. Portfolio to be sold unbroken. Properties built in 2003. Current yield 6.45% Asking £4,500,000.

Tradehouse Sentinel Ref: 4070

Office Buildings Required in European capital cities.

Representing 2 institutional clients that are looking for 2 types of office buildings in capital cities. Type 1: Safe core income investments with a net yield of at least 4% and grade A tenants. Type 2: Core + opportunistic investments including repositioning, refurbishments, reduced vacancies and new developments located in European capital cities including London, Paris, Amsterdam, Vienna, Zurich, Berlin but also some tier 2 cities such as Frankfurt. Minimum £25 million. Contact Claus G Geissen, Mobile/WhatsApp message: 07588032532, Email: Claus@amstadd.com

Tradehouse Sentinel Ref: 1666

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

Tradehouse Sentinel Ref: 259

Car Dealer Premises For Sale—Wales

South Wales, Close to M4. Good site. Let to franchised car dealer. Rental Income £130,000 PAX. Price £1.4 Mil-

lion.

Tradehouse Sentinel Ref: 277

Retail Property Investment, Newcastle

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

Tradehouse Sentinel Ref: 220

Country Estate For Sale - Suffolk

500 acre estate. Large number of additional residential homes and commercial buildings. Mix of lands. Excellent mixed use development opportunities.

Tradehouse Sentinel Ref: 3446

Continued on next page



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Business Centre For Sale Kent

Business Centre for sale close to Dover. 3 acre site with scope for improvement. Let at £42,000 per annum. 3 buildings comprising offices. 1 small warehouse and 1 light industrial unit. Asking £850,000 Freehold.

Tradehouse Sentinel Ref: 1649

Large HMO Portfolio For Sale.

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

Tradehouse Sentinel Ref: 200

Small Industrial Estate Teeside

9 Unit industrial estate close to major road routes. Total 5346 Square Metres. Income £90,000 PA.

Tradehouse Sentinel Ref: 330

Office Required - Warwickshire

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

Tradehouse Sentinel Ref: 78

Sites For Educational Purposes

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

Tradehouse Sentinel Ref: 98

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!

Tradehouse Sentinel Ref: 177

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

60 Bed Hotel North East Birmingham

60 bedroom hotel. Good Location. North East Birmingham. Close to Motorway. Excellent Main Road Frontage. Reception area. Bar and Restaurant. Car Parking and Smoking Solution. Very, very profitable. Asking OIEO £3,600,000.

Tradehouse Sentinel Ref: 329

Former Doctors Surgery West London

Good detached site in affluent residential West London. Suitable for flat conversion or a stunning single dwelling. Off Street Parking. Garden. Asking £2,000,000

Tradehouse Sentinel Ref: 4051

Leasehold Shop, Affluent SW London

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

Tradehouse Sentinel Ref: 139

Donegal

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

Tradehouse Sentinel Ref: 12

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Sheffield Office Building

Sheffield office building for sale. 4 floors. Total 40,000 sq. ft. Rent £480,000 per annum. Asking £6,000,000. Confidential Sale.

Tradehouse Sentinel Ref: 1650

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.

Tradehouse Sentinel Ref: 142

A1 Premises Required In Wales

A1 Premises suitable for supermarket style retail required in Wales. Space requirement is circa 6500-8500 sqft GIA. Contact The Trade House for more information. Deal Value: £POA.

Tradehouse Sentinel Ref: 6596

A5 Retail Required

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

Tradehouse Sentinel Ref: 125

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.

Tradehouse Sentinel Ref: 134

Country Estate, County Meath Ireland

120 acre country estate 40 mins from Dublin Airport. 14 Bedrooms. 3 floors. Extensive outbuildings. Requires renovation. Excellent commercial conversion or hotel conversion potential subject to planning consents.

Tradehouse Sentinel Ref: 2100

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.

Tradehouse Sentinel Ref: 143

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

Tradehouse Sentinel Ref: 109

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.

Tradehouse Sentinel Ref: 143

Ground Rents Wanted

Ground Rents Wanted. Immediate Exchange available. All situations Considered.

Tradehouse Sentinel Ref: 333

[Continued on next page](#)

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Epsom

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

Tradehouse Sentinel Ref: 188

North London Property Investment

Ground Floor Retail and restaurant, 1 st floor offices. 5 further floors comprising 30 flats. Good main road location. Yield 7%. Price £POA.

Tradehouse Sentinel Ref: 1653

Wanted Derbyshire

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

Tradehouse Sentinel Ref: 89

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.

Tradehouse Sentinel Ref: 9

A1 Premises Required In South East

A1 Premises suitable for supermarket style retail required in South East. Space requirement is circa 6500-8500 sqft GIA. Contact The Trade House for more information. Deal Value: £POA.

Tradehouse Sentinel Ref: 6592

Sites Required, Kent

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.

Tradehouse Sentinel Ref: 1657

Office Space Epsom

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

Tradehouse Sentinel Ref: 8

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

Tradehouse Sentinel Ref: 68

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

Tradehouse Sentinel Ref: 129

Sites Available

Are you looking for large-scale development sites with GDV of 30M+? I have sites available now. Please contact: Claus G Geissen, Mobile/WhatsApp: 07588032532, Email: Claus@amstadd.com

Tradehouse Sentinel Ref: 1669

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.

Tradehouse Sentinel Ref: 263

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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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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.

Tradehouse Sentinel Ref: 91

Blocks Of Flats Required - Staffordshire

Blocks of flats required in Staffordshire for investor. Minimum 20 units. Sourcers welcome.

Tradehouse Sentinel Ref: 3447

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!

Tradehouse Sentinel Ref: 175

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

Tradehouse Sentinel Ref: 115

Glasgow Shopping Centre

Nice shopping centre in Glasgow. 68 Units producing £800,000 Pa. Good Car park. Strong tenant list. Scope to develop and improve retail and food offer. £POA.

Tradehouse Sentinel Ref: 1651

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

Tradehouse Sentinel Ref: 57

German Residential

Are you looking to invest into residential projects in Germany? I have access to several new builds and existing units starting at €5M. Bilingual speaker. Please contact: Claus G Geissen, Mobile/WhatsApp: 07588032532, Email: Claus@amstadd.com

Tradehouse Sentinel Ref: 1670

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!

Tradehouse Sentinel Ref: 177

Former NHS Premises. Essex/East London Borders

Former NHS Premises. Early 20th Century (c1910) with later extension (c1967) building in dilapidated state approx. 6000 sqft with 10 x parking spaces.

Tradehouse Sentinel Ref: 3474

[Continued on next page](#)

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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

Tradehouse Sentinel Ref: 206

Affected By The Current COVID-19 Situation?

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.

Tradehouse Sentinel Ref: 3411

Pubs

Freehold Blackburn Pub

Good freehold pub in Blackburn for sale. 2 bars, food servery, BT and Sky, pool table. Outside drinking yard/smoking solution. 3 bed 2 bath accommodation over.

Tradehouse Sentinel Ref: 6571

North West London Pub - Leasehold

Good community pub on good position on main road into and out of Central London. Trade kitchen, Sky and BT. 2 bed accommodation over. Asking £34,000.

Tradehouse Sentinel Ref: 6570

English Pub Fuengirola

English pub in Fuengirola. Good fitout. Comprehensive Drinks menu and a good food offering focusing on simple English fayre. Excellent following and close to beach Price £35,000.

Tradehouse Sentinel Ref: 6676

Bar For Sale - Benidorm

Small bar for sale for sale in good Benidorm location. Capacity 50. Small food offering. Popular with English expatriates. Known for open mic nights. £30,000 leasehold.

Tradehouse Sentinel Ref: 3452

*****REDUCED—Price Now only £20,000!*****

Country Pub South of Guildford

Lovely spacious country pub with nice food offer. 100 internal capacity. Good Car park, large pub garden and covered smoking solution. Large horseshoe bar.

Kitchen, cloakrooms and staff facilities. Large 3 bedroom accommodation to first floor. £100,000 Leasehold.

Tradehouse Sentinel Ref: 3480

Wrexham—Leasehold

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

Tradehouse Sentinel Ref: 222

Cambridgeshire Gastro Pub For Sale

Lovely Cambridgeshire gastropub for sale. Excellent reputation. 90 covers. Car Pak, Smoking solution. Staff facilities, managers office and 3 bedroom accommodation above. £600,000.

Tradehouse Sentinel Ref: 3449

Pub For Sale Islington

Lovely Islington pub for sale. Close to Tube. Bar with accommodation for 80, Cloakrooms. Smoking Solution. Good wet sales, small food offer. Strong takings. 2 bed owners accommodation. Leasehold.

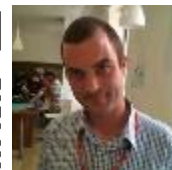
Tradehouse Sentinel Ref: 1645

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Trade Counter Offers



- 2018 Xiaomi 90fun Makeup Bag Cosmetic Case Storage Bag Waterproof Travel Zip Portable Toiletry Travelling Bag 3L



- 20inch electric bicycle fat tire snow bike 500w high speed motor EBIKE 48V li-ion battery 4.0 tires fold electric mountain bike

- 225W IJOY Captain PD1865 TC Vape Kit W/ RDTA 5S Tank 2.6ml Atomizer & CAPTAIN PD1865 BOX MOD No 18650 Battery Dense Smok Kit



- 24v-72v twist throttle with display & GPS function rolling grips accelerator with lock&key gas handle for electric bike scooter



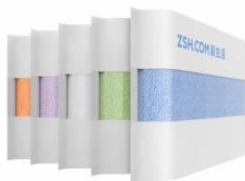
- 2018 Xiaomi Mijia Wireless Switch House Control Center Intelligent Multi-function Smart Home Device work with mi home app
[£5.13](#) ~~£5.12~~ [Buy product](#)



- 220W Vape Original Vaporesso Re-venger X Kit With 5ml NRG Tank and Revenger X box Mod VS Vaporesso Re-venger Electronic Cigarettes



- 24v36v48v60v 250w350w LCD display & half twist throttle+BLDC controller for electric bike scooter folding bike intelligent bike



- 2018 Xiaomi ZSH Polygiene Anti-bacterial Towel Young Series 100% Cotton 5 Colours Highly Absorbent Bath Face Hand Towel



Black Gun Rainbow

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



The Trade House Interview with Paul Davies, IT Contractor

Paul is a self-employed IT contractor, who specialises in Microsoft technologies and is based in the home counties.

Tell us in a Nutshell what your business is, where it is and what it does?

I provide consultancy on Microsoft products to a major bank in London.

How much does your average customer spend with you?

£50,000—£100,000

What top three challenges has your business faced in the past 12 months?

IR35, IR35, IR35

What's so wrong about IR35?

It taxes my business and I as if I was an employee of the client. This is wrong I am self employed and not an employee. I have different expenses to staff, I do not get a paid pension, holiday sick pay or other benefits.

HMRC are blanket pushing IR35 and my client has to decide if I am an employee or not. They have to use a ridiculous tool from HMRC and they have decided that I am an employee. The bank will not work with contractors who work through limited companies. I have to go on payroll. I don't want to be on payroll!

IR35 has been around for 20 years. I had an IR35 investigation when I worked for a retailer some years back. My wife says she will divorce me if I get hit by another one. HMRC say they won't go after contractors for previous years tax but I don't believe them!

I have handed in my notice and I will leave and close my company on 15 March 2020. I will not return to IT. I will find something else.

Most of my mates are leaving too. There will not be any IT staff left in this bank on 1st April 2020 as they are 70% staffed by contractors!

It's the same elsewhere, a friend works for a German bank in London and all the IT contractors are going or have gone. Some other friends work for an oil company and a retailer, they have all left.

I have told all my mates about this magazine so they can get help finding something else!

What challenges does your business face in the future?

Finding something new

The tax man

What one thing could the Prime Minister do to make things better for your business?

Kill IR35!

What could your business do if an additional £1 million was invested tomorrow?

I could buy a business outright that was trading well and not have to worry about finances or financial implications, for me, my wife and my three kids.

What one thing could you not do without that helps you run your business?

My laptop

What three things on your desk could you not do without?

My laptop

My phone

A picture of myself with my wife and our three children

Would You Like To Be Interviewed For The Trade House Magazine?

We will be launching a new feature within the magazine soon which focuses on the business owner's view of the world. The interview will consist of 10 questions and you will have the opportunity to display, your logo, picture and website as well as have a plug for your business published. For more information please email tradehouse@courtguinness.com

Tradehouse Sentinel Ref: 365



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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

Tradehouse Sentinel Ref: 3

Welsh Pub

Good Welsh Pub. Close to Snowdonia National Park. Good Food Offer. Potential to improve. Potential for letting rooms. Garden. Smoking solution. Good Car Parking

Tradehouse Sentinel Ref: 355

Oxfordshire Pub

Nice country pub. Close to main A road. 100 Capacity. Small beer garden. Trade Kitchen. Smoking Solution. Car Park. Takings £13,000 P/W. Asking £99,950

Tradehouse Sentinel Ref: 356

Pub To Let. SW London

Pub to let. Approx 9000 sqft. 4 mins from Tube. Fully fitted site. Trade Kitchen. Excellent pitch with numerous multiple retail occupants neighbouring the premises. Rent £95,000 PA.

Tradehouse Sentinel Ref: 4268

East London Pub Freehold

Well presented East London pub in a trendy area with an excellent local following for sale. Horseshoe Bar. Seating, Trade Kitchen, Cloakrooms and smoking solution to ground floor. Staff facilities and managers office to first floor with 4 bedroom accommodation to second floor. Trades well and is profitable. Asking £1.2 Million.

Tradehouse Sentinel Ref: 4058

Leamington Spa Pub Leasehold

Good central Leamington Spa pub for sale. 2 bar operation. Smoking solution. Accommodation over. Trading Well. Price £40,000.

Tradehouse Sentinel Ref: 6572

Interesting Bar/Restaurant - Hampshire

Interesting conversion of a church to bar/restaurant. Small Car Park. Smoking solution and small outside dining area - separate. New lease offered.

Tradehouse Sentinel Ref: 6674

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.

Tradehouse Sentinel Ref: 87

Pub AND Upper Parts For Sale SW London

Freehold Pub with flats over for sale. Pub is approx 9000 sqft GIA with 8 flats over. 4 mins from Tube. Fully fitted site. Trade Kitchen. Excellent pitch with numerous multiple retail occupants neighbouring the premises. Generates £100k PA. Scope to improve. Asking £1,800,000.

Tradehouse Sentinel Ref: 4269

Leasehold Pubs Required In The Thames Valley!

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

Tradehouse Sentinel Ref: 15

Continued on next page

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The Trade House The Trade Club Is Now Open For Membership

The Trade Club <https://courtguinness.com/register/>

SW London Pub—Leasehold

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

Tradehouse Sentinel Ref: 224

SW London Pub—Leasehold

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

Tradehouse Sentinel Ref: 144

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

Tradehouse Sentinel Ref: 255

North Wales Pub For Sale

Nice, popular pub. Scope to improve food offer. Capacity 70. Nice North Wales location. 2 bed managers flat, garden, car park and camping field! £235,000 Freehold.

Tradehouse Sentinel Ref: 3448

Small Sheffield Pub

Small pub in nice City Centre location in Sheffield. Good passing trade and student trade. Long Bar. Seating. Male and Female cloakrooms. Turnover £7000 PW. Asking £33,000 Leasehold

Tradehouse Sentinel Ref: 357

Sussex Bar Kitchen Rooms

16 bedroomed gastropub for sale freehold. Good bar and restaurant, excellent parking, trade kitchen, smoking solutions, function room. Trades well and is very profitable. 1 acre site. Asking £1,300,000

Tradehouse Sentinel Ref: 4111

Central London Pub

Lovely Central London Pub. Close to Tube. 7 day trading. Good Food Offer. Sky sports. Leasehold T/O 28,000 PW. Asking £375,000

Tradehouse Sentinel Ref: 354

Leasehold Pub, Surrey Hills

Approx. 120 covers. Good Garden. Large smoking solution. Excellent real ale offer. Scope to improve. Good Car Park. Strong Location. New Lease offered. Free Of Tie. Asking £109,950

Tradehouse Sentinel Ref: 378

[Continued on next page](#)

Pub Restaurant, Northamptonshire

Offered is a building of some character in a lovely country

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location. Public Bar, Restaurant with premium food offer, beer garden, smoking solution, good car park, managers accommodation, well fitted trade kitchen and staff facilities. £190,000 Leasehold.

Tradehouse Sentinel Ref: 41

PORTFOLIO OF 9 PUBS IN BRISTOL FOR SALE

9 pubs
Off market; direct to vendor
Asking Price: £3M (portfolio of 9 pubs)
Current passing rent of £295,551.84 per annum with possibility of rent rises for some of them.
Yield of 9.85%
Freehold interest for sale
All pubs are let and producing rent, variously on licenses or leases
All licenses are terminable on maximum 2 months notice
All leases have not been excluded from the protection of the 1954 Act
All leases are FRI
Rents paid either monthly or weekly
All pubs are occupied by tenants or licensees, and are open and trading
All rents are subject to the addition of VAT
Election to waive exemption from VAT has been made in respect to all pubs
One pub is Grade 2 listed. One pub is in a conservation area.
No pub has been the subject of an ACV order.
Each pub has a different individual licensee or tenant.
No voids have been experienced over the past 3 years.

Locations & passing rents:

Pub #1: BS20 postcode - Passing rent of £30,000 pa
Pub #2: BS16 postcode - Passing rent of £26,456 pa
Pub #3: BS34 postcode - Passing rent of £39,400 pa
Pub #4: BS40 postcode - Passing rent of £44,949.84 pa

Pub #5: BS34 postcode - Passing rent of £39,500 pa

Pub #6: BS1 postcode - Passing rent of £38,000 pa

Pub #7: BS2 postcode - passing rent of £26,250 pa

Pub #8: BS2 postcode - passing rent of £34,996 pa

Pub #9: BS2 postcode - passing rent of £25,000 pa

The vendor would ideally like to sell the portfolio as a whole but would also consider selling pubs individually. For more information, please contact Jerome Lartaud at Domus Holmes Property Finder.

Email: jerome@domusholmes.co.uk

Tel: +44 (0) 117 973 3683

Tradehouse Sentinel Ref: 1660

Community Pub Uxbridge - Leasehold

Small community pub available. Single bar operation. No food offer. Trades Well. Good operator required to drive pub forward. 2 bed accommodation above. Well presented. New Lease Only £22,500

Tradehouse Sentinel Ref: 3450

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.

Tradehouse Sentinel Ref: 20

[Continued on next page](#)

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Surrey Leasehold Pub - TFL Zone 6

Good quality community pub close to a TFL zone 6 station in Surrey. Large bar. Small snack offering. BT/Sky. Trades well. Asking £40,000

Tradehouse Sentinel Ref: 6602

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.

Tradehouse Sentinel Ref: 247

Recruitment

Medical Recruitment Agency For Sale - London

London medical recruitment agency for sale. Handles temp, perm and bank. Very profitable. 5 staff excellent relationships with NHS Trusts. Good Band 5 base! Profitable. Asking £POA.

Tradehouse Sentinel Ref: 6668

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.

Tradehouse Sentinel Ref: 155

Executive Search Agency For Sale - London

Executive search consultancy based in Belgravia, London. For Sale. Specialising in C-Suite appointments in the Financial, Retail and Engineering sectors this business trades well completing a large number of worldwide assignments every year. Well staffed and led, the business is for sale by the majority shareholders. Price £POA

Tradehouse Sentinel Ref: 6605

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Market Comment December 2020

Court Guinness takes his regular opinionated, “clarksonian” and sometimes irreverent view of what he sees in the market place.

In this issue he looks back at 2020 and tries to look forward to 2021.

Since I last wrote to you all, COVID-19 has still dominated our lives and shows no sign of stopping soon. The economy in general is languishing in a U-bend and a certain blonde haired buffoon in Westminster and his little friends make mistake after mistake that have most of us yearning for extra anti-depressants. Who would have known that having an eye test at Barnard Castle would be a nice bourgeois Islington fashion statement, there hasn't been one of them since the Blair family tried badly to make people carriers and Le Creuset pans vaguely trendy in the late 1990's!

Talking of depression let us continue the never ending retail discussion now. The dereliction and the abandonment of the great British high street continues unabated. There are people out there visiting stores and there are signs that people are showing support to retailers where they can. However, this is just not enough. The damage has already been done. The Trade House Magazine already has a number of advertisers looking for freehold retail sites to redevelop.

Offices are coming on to the market thick and fast now and many are pre consented for residential conversion too. It seems like it is an uncanny vendor that is leaving it to the purchaser to gain planning consent! This seems to be helping to keeping values buoyant rather than strong!

We are still in a very uncertain place as regards taxation for the next 2-3 years. The Westminster dunce machine

have started to leak their hand slowly and it seems that CGT will be their main target. In this office we cannot really comment but we are not so sure and think VAT, corporation tax and personal tax are more likely targets.

A political analyst that knows this office well has suggested that there will be a general election before Christmas 2021 and that electorate will not be returning a conservative government to Westminster. His hunch is for a Lab-Lib coalition with Prime Minister Starmer at the helm. One thing is clear Bozza the Wozza and his chums and are running low on fuel. They ran out of ability a long time ago and the only thing they can do is try and stem things until a more competent government can be formed.

As we speed towards Crimbo one has to ask the question “what is in it for us?” All the signs are spending will be down and any business relying on a good Christmas is likely to be seriously disappointed. At this time of year I should be out every night with clients enjoying festive drinkies and every morning my secretary should be delivering news that some slut she used to work with had sex on the office photocopier after an office party. Not this year! Nil, Nada, Nothing, Zilch! Barclaycard phoned me up yesterday to ask about abnormal spending on my card – there hasn't been any spending on that card!

One thing that has become very prevalent is the rise of the chancer. I have heard stories of the sudden drop tactic resurging – This being demanding a massive drop in price at the 11th hour prior to completion and another tactic of requiring expensive lease extensions and other costly works prior to exchange as a condition of offer. Some of these are in poor taste and we are seeing the bedding-in of a particular type of Muppet into the market. The fool who will buy anything he can for peanuts and try

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Market Comment December 2020

in hope to turn it around usually alienating a good few people in the process. This behavior has been on the rise exponentially since March 2020. A low deal has always been a thing and sometimes are excellent reasons for this. There is no excuse for treating the marketplace like dirt though.

There were some peculiar happenings in the property sector with a large amount of properties at auction achieving unbelievable percentage rates above guide prices and this seems to have settled, though we are seeing a rise in auctioneers advertising stupidly low guide prices. Provincial residential property was behaving in a funny way as we were seeing some portfolio's and more interesting residential property seeing funny gains that would not be expected during a pandemic. This has largely stopped now. A dead cat bounce if ever there was one.

Apart from the odd glimmer of light dealmaking is in the doldrums and I can only see this holding. 2020 is completely written off now in a similar way to an anti-vaxxer rejecting scientific reason over anything else. Business recovery in early 2021 is about as likely as Doncaster Rovers winning the English Premier League. Looking into the future I fear we will have to write off 2021 too in much the same way as Carillion debtors have had to write off sums owing!

The indie and freelance sector is seeing its own 'doldrums' with a number of self employed IT and engineering contractors wondering what to do next with a combination of new tax laws and a lack of new work. Other freelancers are finding times hard and the office has seen some interesting side hustles come through the door. We are impressed by the sheer inventiveness and in some

cases blind hope of others!

We note that several umbrella companies are reported in various places to be in difficulty, I have a hard time finding any love for these organisations but the sector appears to be in deep trouble. In the 20 years I have known of umbrella companies they have been nothing but trouble. I suspect that the white collar contracting marketplace will be a shadow of its former self come 2022.

There are rumours abound that more banks will seek to shrink their commercial loans books in 2021 and we have heard some rumours that we maybe heading back to the heady days of the GRG style operations of Royal Bank of Scotland fame. Every bank has or had such an operation and these seem to be coming back into vogue! God help us!

We have noticed a trend for an incident to surround the production of Market Comment and apart from me oversleeping yesterday this issue is the exception to the recent rule!

I wish I could say that it has been a pleasure to share 2020 with you all but 2020 for itself has been anything but a pleasure and more of a pile of steaming poo! In spite of all the signs pointing to things being rather poor I want to wish you all a good Christmas and wish you and your families the very best for a prosperous 2021. Happy dealmaking!

Regards

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Recruitment Business, Construction Sector

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

Tradehouse Sentinel Ref: 194

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.

Tradehouse Sentinel Ref: 216

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.

Tradehouse Sentinel Ref: 199

Restaurants

Freehold Restaurant SW London

Freehold restaurant with upper parts providing 2 x 1 bed flats and 1 x 2 bed flat. Restaurant to ground floor and basement. All units are let. Yield 7.93%

Tradehouse Sentinel Ref: 4108

1800 sqft Restaurant London W1

1800 Sqft restaurant currently not trading for sale. Prime London W1 location with good AB footfall. Leasehold.

£Offers invited

Tradehouse Sentinel Ref: 4105

Indian Restaurant For Sale - Leeds

56 cover Indian restaurant with takeaway and delivery. Popular locally. Nice location in good residential catchment area. Retirement sale. Asking £110,000.

Tradehouse Sentinel Ref: 3453

Hot Food Takeaway Units Required Nationwide

30 retail units nationwide required by Italian fast food chain between 2020 and 2021. Excellent ABC1 footfall required. Top rents paid. Early completion available.

Tradehouse Sentinel Ref: 2107

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.

Tradehouse Sentinel Ref: 21

Restaurant, County Dublin

Charming restaurant with modern menu based in nice County Dublin town. Good high street location with excellent footfall. 50 covers. Good trade kitchen. Very profitable. Price €225,000.

Tradehouse Sentinel Ref: 3476

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Indian Takeaway Hertfordshire

Lovely Indian takeaway, does deliveries. T/O £7,000 weekly. Good bright sales area. Fully fitted trade kitchen. 8-burner gas cooker, Tandoori oven, 3 fridges, 2 freezers, stainless steel extractor canopy, 1 microwave, double sink and drainer and separate wash hand basin. Price £129,995.

Tradehouse Sentinel Ref: 6560

Interesting Bar/Restaurant - Hampshire

Interesting conversion of a church to bar/restaurant. Small Car Park. Smoking solution and small outside dining area - separate. New lease offered.

Tradehouse Sentinel Ref: 6675

Restaurant To Let SW19

712 Sqft restaurant in London SW19. Good trading area with good footfall. Space for 36 covers. Trade Kitchen WC's and stores. Asking £18,000 PA. New Lease.

Tradehouse Sentinel Ref: 4270

Bargain Café Costa Del Sol

Bargain café for sale close to good Costa Del Sol beach. Loyal customer base. Scope to gain alcohol license. Asking Price only £5,000

Tradehouse Sentinel Ref: 6677

Restaurants Required in Good London Locations

Restaurants required by major multiple restaurant operator in good London (AB) neighbourhoods. Space required 1250 - 2750 sqft. Excellent leasehold budgets available.

Tradehouse Sentinel Ref: 5408

Restaurant, London W1

Restaurant with a speciality in fish dishes. London W1.

90 covers. Good local following. Turnover 16000 PW. Long Leasehold. Recently refitted trade kitchen. staff rest area. customer cloakrooms, stores, managers office.

Tradehouse Sentinel Ref: 1702

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

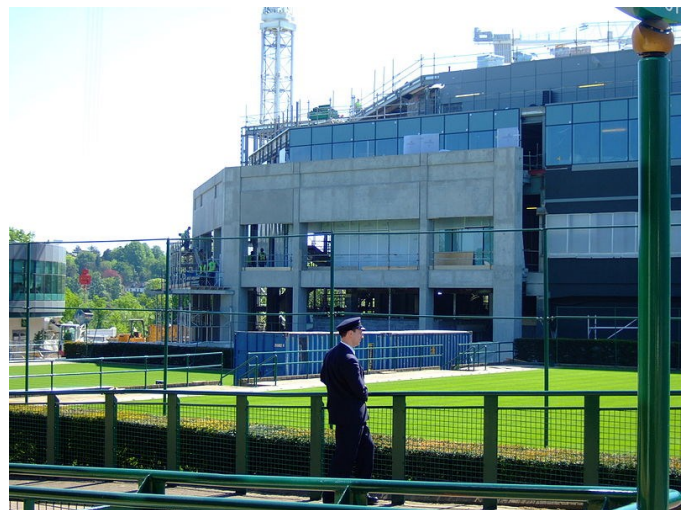
Tradehouse Sentinel Ref: 190

Fish and Chip shop for sale, Cork, Ireland

Good fish and chip takeaway shop. Well regarded. Turnover €13000/week. Good fitout, well equipped. Lease Hold €140000.

Tradehouse Sentinel Ref: 3485

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Coffee Shop, Teeside

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

Tradehouse Sentinel Ref: 36

Fantastic Café Near Kings Cross Tube

24 Hour Café near Kings Cross Tube, London. Open 24 hours. Good footfall. Open 7 days a week. Solid Trade Kitchen. Turnover £225,000. Asking £150,000. Leasehold.

Tradehouse Sentinel Ref: 1646

Coffee Shop, Popular Berkshire Town

Nice coffee shop good standard of fit out, high street location with good footfall, inside seating for 16. Good takeaway trade. Asking price £29,000 Leasehold

Tradehouse Sentinel Ref: 28

Weybridge, Surrey, Restaurant

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

Tradehouse Sentinel Ref: 140

Indian Restaurant, North London

Good main road location in North London. Excellent local reputation. Very popular. Good passing trade. Leasehold T/O £10,000 PW. Asking £95,000.

Tradehouse Sentinel Ref: 360

Thai Fast Food Chain

Thai fast food chain for sale. 60 Branches. Trading well

EBIDTA 33%. Well priced. Highly confidential sale. Staff unaware. Recent investment in stores and back office.

Tradehouse Sentinel Ref: 3475

Chinese Takeaway For Sale - South East London

Offered for sale by The Investment Network is a smart Chinese takeaway situated on a busy main road close to a mainline railway station in South East London. 800 sq. ft. Takings £4,000 per week. Price: £59,950

Tradehouse Sentinel Ref: 285

Fish and Chip Shop

Fish and Chip shop in the West Midlands for sale. Good, extensive menu, excellent local following with scope to expand. Profitable. Takings £5500 P/W. 600 sq. ft.

Tradehouse Sentinel Ref: 1641

Retail

Supermarket near Berwick

Lovely Supermarket near Berwick, North East England. Includes Teashop. Turnover £25000 p/w. £800k.

Tradehouse Sentinel Ref: 1654

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Focus On Ireland

Much has been said about the Irish Economy since its monumental collapse. The bottom fell out of everything and confidence was shattered. That was then and this is now. Business values are on the rise in Ireland albeit slowly.

Property is slowly beginning to change hands at sensible money again. At The Trade House we have been following the Irish marketplace for quite a while. The days of the fire sale have most definitely been and gone. The business and investment market place has bottomed and started rising again. The tech sector has undergone a resurgence as well, with a good number of technology related investments available to fully funded investors fuelled by a raft of new Irish start ups.

In the past 20 years the Irish infrastructure has been dramatically improved to the point where it can be no longer considered as second to its other European Union peers.

Finance remains slightly difficult to come by regardless of sector and business purchasers are recommended to be fully cash financed where possible to avoid a GRG like scenario.

The Irish banks are taking a very keen interest in the activities of business borrowers and are likely to attempt to intervene if they sense risk.

Subtle changes are being made to the corporation tax rules and any purchaser or investor should take local professional advice.

The professional business brokerage market in the Republic of Ireland is a smaller one than in the United Kingdom with many business sales being handled by traditional estate agents, especially if there is a residential

aspect to the sale, for example, a shop with a flat above.

With regards to changes involving COVID-19 and Brexit we predict values will remain steady through 2021 with a small initial slide and then hold steady with only light marginal variation resulting in a rise back to pre 2020 levels nearer 2022

In the opinion of us here at The Trade House now would be the ideal time for the seasoned investor or those fully funded lifestyle business seekers to consider The Republic of Ireland. Brexit is causing a lot of concern.

For those relocating from the United Kingdom, the good links from Ireland especially to London, mean that any UK destination is only approximately 4 hours away from anywhere in Ireland.

If you would like more information on the business opportunities we have available in Ireland, please contact us, we would be delighted to hear from you.

The Trade House take a keen interest in Irish Markets and Court Guinness, our broker has been doing large amounts of business in these markets for over 20 years. You can expect to hear more news from us on our status within the Irish marketplace very soon.



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Off licence/Convenience Store, Leics.

1000 Sqft. Taking £12500 PW. Tiled floor, tobacco gen-try, new multi-deck refrigeration units. Ice cream freezer, newspaper and magazine racks. Price £79,000

Tradehouse Sentinel Ref: 29

Convenience Store/Off Licence SW London

SW London convenience store/office. For Sale. Good Fit out. Scope to improve. Stocks Oyster and Lottery. Tak-ings average £3,500 P/W. Asking Price £40,000.

Tradehouse Sentinel Ref: 4271

Freehold Shop, Grimsby

850 sqft retail shop on good road in Grimsby for sale. Let at £7,000 PA. Asking £80,000.

Tradehouse Sentinel Ref: 4262

Convenience Store Ayrshire

Good convenience store/off-licence in Ayrshire. Turnover £8,000 PW. No local competition. 5 staff. Good sales mix. Small Hot food offering. Price £140,000.

Tradehouse Sentinel Ref: 6688

Florist For Sale - Warwickshire

Warwickshire florist for sale, excellent premises. Good local reputation. Turnover £200k PA. Asking £30,000.

Tradehouse Sentinel Ref: 4272

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 re-locating. Turnover £100,000. Asking Price £19,000

Tradehouse Sentinel Ref: 205

Halal Butchers West London

Halal Butchers for sale. 1000 sqft sales area. Good front-age on high road. 2 display freezer, 2 open refrigerated display units, walk in cold room. Trades well with good local reputation. £100,000 + SAV leasehold.

Tradehouse Sentinel Ref: 3481

Carrefour Hypermarket, France

5000 m2 Hypermarket, 130 space parking lot. £550,000 PA rental income. Strong Nord Pas de Calais location.

Tradehouse Sentinel Ref: 1700

Cookshop For Sale, Norfolk!

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

Tradehouse Sentinel Ref: 149

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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

Tradehouse Sentinel Ref: 6

Gift Shop For Sale

Isle of Wight gift shop for sale. Good location on long lease. Excellent takings during the tourist season. 10 month trading. Asking £POA + SAV.

Tradehouse Sentinel Ref: 1640

Convenience Store, Scottish Borders

Lovely single storey convenience store with storeroom, staff facilities and off road parking. T/O £13,000 PW. Asking £130,000 +SAV

Tradehouse Sentinel Ref: 25

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

Tradehouse Sentinel Ref: 227

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.

Tradehouse Sentinel Ref: 209

South West London Convenience Store

800 Sq .ft. Nice location. Close to Tube. Lottery. Paypoint. Cash machine. Deep Freeze. Ice Cream Freezer. Newspapers, magazines. Full height multideck refrigera-

tors. Tobacco gantry. Alcohol licence. DPD, Oyster, Western Union, Dry Cleaning. T/O £11,000 P/W. Leasehold. Asking £99,950.

Tradehouse Sentinel Ref: 361

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

Tradehouse Sentinel Ref: 187

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.

Tradehouse Sentinel Ref: 196

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

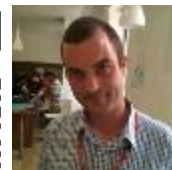
Tradehouse Sentinel Ref: 187

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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

Tradehouse Sentinel Ref: 138

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.

Tradehouse Sentinel Ref: 201

Serviced Accommodation

13 suite Aparthotel Liverpool

13 suite Well furnished and well finished and appointed aparthotel in good Liverpool location for Sale. Yield on asking 9.7% with room for growth. Asking £1,000,000

Tradehouse Sentinel Ref: 5428

Serviced Accommodation Business Warwick

Nice serviced accommodation business in Warwick for sale offering 14 well appointed en-suite rooms with a high standard of service. Good off street parking compliments the offer.

Tradehouse Sentinel Ref: 4273

Services

Tax Advisers Required

Tax advisers required on behalf of brokerage clients, please contact me.

Tradehouse Sentinel Ref: 4245

Surveyors Required

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

Tradehouse Sentinel Ref: 4246

Architects Required

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

Tradehouse Sentinel Ref: 4247

Spain

Apartments + Family Home Lanzarote

Large property on a 2500 sq metre site. Currently arrange as a 4 bedroom family with 4 lettable apartments under, large amenity parking, exceptional pool. Splendid standard of fitout. Great location close to beaches, supermarkets, golf, sports and schools. Asking €750,000.

Website: <https://dreamhomelanzarote.com>

Tradehouse Sentinel Ref: 6620

Bar For Sale - Benidorm

Small bar for sale for sale in good Benidorm location. Capacity 50. Small food offering. Popular with English expatriates. Known for open mic nights. £30,000 leasehold.

Tradehouse Sentinel Ref: 3452

*****REDUCED—Price Now only £20,000!*****

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)

Tradehouse Sentinel Ref: 16

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Yacht Charter Business Spain

Yacht charter business for sale. 2 Princess motor yachts in immaculate condition (V50 and Princess 60). Forward bookings until 2022. Good repeat business. Very well run. Price €POA

Tradehouse Sentinel Ref: 396

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

Tradehouse Sentinel Ref: 190

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

Tradehouse Sentinel Ref: 4

Investment Properties Required In Spain

Commercial investment properties required in Spain. Top budget available. Cash investor.

Tradehouse Sentinel Ref: 4074

Watersports Centre For Sale

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

Tradehouse Sentinel Ref: 137

Specialist Deals

Construction Firm Required For JV

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

Tradehouse Sentinel Ref: 72

Speciality

Private Gentlemen's Club

Private gentlemen's club for sale. West Midlands. Fully Licensed. Asking £POA.

Tradehouse Sentinel Ref: 6661

Sponsorship

Sponsor A Racing Driver

Sponsorship opportunities available to sponsor a racing driver who is racing in the euro formula series this season. It will be shown to a global audience. Media Kit available upon request. Contact Timi Orija, timi@4s-events.com

Tradehouse Sentinel Ref: 4067

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Sporting

Football Club For Sale

Football Team for sale, North West - Good ground with some development opportunity STPP. Limited retail offer. Good team. Good local standing and following. Location: West Midlands. Price £ Please Call.

Tradehouse Sentinel Ref: 3482

Technology

Data Centre For Sale - Nottingham

Data centre for sale near Nottingham. Advertised for clients. Asking price £8,000,0000

Tradehouse Sentinel Ref: 6637

WSI Franchise Resale's x2 – Coming soon

Soon to be released to market. 2 x UK WSI franchise licenses for resale by current owners. These will be realistically priced for expedient sale. Price: £ Please ask us

Tradehouse Sentinel Ref: 4283

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.

Tradehouse Sentinel Ref: 135

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.

Tradehouse Sentinel Ref: 154

Data Centres Required Western Europe

Data centres are required in Western Europe for immediate purchase. Swift completion. Excellent budgets available.

Tradehouse Sentinel Ref: 4068

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.

Tradehouse Sentinel Ref: 264

The Far East

Thai Fast Food Chain

Thai fast food chain for sale. 60 Branches. Trading well EBIDTA 33%. Well priced. Highly confidential sale. Staff unaware. Recent investment in stores and back office.

Tradehouse Sentinel Ref: 3475

Sports Bar Bangkok For Sale

Large sports bar available in good Bangkok location. Large variety of screens showing sports. Games Machines. Capacity 140. Very, very profitable and popular. Good lease.

Tradehouse Sentinel Ref: 3451

66 Bedroom Hotel For Sale Thailand

Lovely fully air conditioned hotel for sale in Phuket. Bar, Restaurant, Pool, Gym. 66 superior rooms. Central Phuket location. Good reputation. Price 120,000,000 Thai Baht.

Tradehouse Sentinel Ref: 3457

Continued on page 119

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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



Lifestyle Businesses Required In Ireland.

Lifestyle businesses that are situated within one hour of Dublin Airport are required for a purchaser who is relocating from London.

Good budget and early completion available. Please contact The Trade House for more information.

Tradehouse Sentinel Ref: 364

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

Tradehouse Sentinel Ref: 256

The Trade Desk

This is only a sample of the current Trade Desk Opportunities. Trade Desk Opportunities are updated more frequently [here](#)

New Computer Company Seeking Partners

New computer hardware company based in the West Midlands seeks dealers and joint venture partners.

Tradehouse Sentinel Ref: 4113

Comedy Film Company For Sale

Creator and provider of on-demand comedy films is available for sale with current management. The business is currently income generating and profitable.

Current Valuation: £1,750,000

Tradehouse Sentinel Ref: 4236

Freelance Self Employed Benefit Service

Offer for the freelance community including insurances, helplines and discounts seeks investment for further de-

velopment.

Tradehouse Sentinel Ref: 4106

Distressed Holiday Parks Wanted

Distressed holiday parks and camping and caravanning grounds wanted by motivated purchaser who is very well funded. Above market pricing available.

Tradehouse Sentinel Ref: 4231

Freelancer and IT Contractor Companies Wanted To Purchase

Freelancer and IT Contractor limited companies wanted to purchase by consolidator. Suitable companies must have a forward book of at least one contract going forward more than 6 months with greater than 100 days expected billing. Top values paid with rapid completion.

Tradehouse Sentinel Ref: 118

Finance Brokers Required

The Trade Desk require finance brokers to work with us and our clients.

Please contact us for more information.

Tradehouse Sentinel Ref: 27

Project Management Consultancy Seeks Investment

EU Based Project Management consultancy with proven track record seeks funding to grow and expand. Very profitable. Established client base. Excellent potential.

Tradehouse Sentinel Ref: 4238

Continued on next page

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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

Tradehouse Sentinel Ref: 70

Magento Developer Wanted For Joint Venture

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. Full spec available now.

Tradehouse Sentinel Ref: 49

To Learn more about The Trade Desk, please [click here](#).

This is only a sample of the current Trade Desk Opportunities. Trade Desk Opportunities are updated more frequently [here](#)

The Trade Suite

Trade Suite Fund One

The Trade Suite are looking to make investments in businesses in the Home Counties and West Midlands. Up to £50,000 available for each investment. Please call The Trade House for more information

Tradehouse Sentinel Ref: 3455

Trades

Welcome to our new section for the Trades

Roofing Company For Sale - Hampshire

Retirement Sale. Hampshire roofing services company. 5 lorries. Good team. Envious local reputation. Excellent profits. All staff to be retained with business. Price £POA.

Tradehouse Sentinel Ref: 6554

Kitchens!

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

Tradehouse Sentinel Ref: 251

West London Building Firm For Sale

Offered for sale is a very well regarded West London building firm with an excellent track record in house to flat conversions and restoring family homes. Full complement of trades on payroll, profitable with good forward order book. Asking £200,000.

Tradehouse Sentinel Ref: 4086

Loft Conversions!

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

Tradehouse Sentinel Ref: 240

[Continued on page 122](#)



Lifestyle Businesses Required In Coastal Locations.

Lifestyle businesses that Leasehold businesses in UK coastal locations sought by COVID displaced couple seeking a new venture. Please contact the office.

Good budget and early completion available. Please contact The Trade House for more information.

Tradehouse Sentinel Ref: 6682

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Travel and Tourism

£125,000.

Tradehouse Sentinel Ref: 61

IPR For Sale - Travel and Tourism Sector

Intellectual property for sale for new systems and new methods of revenue generation in travel and tourism sector. Please contact the office.

Tradehouse Sentinel Ref: 6652

Yacht Moulds and Intellectual Property For Sale

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

Tradehouse Sentinel Ref: 237

Unusual

Ecclesiastical Site Surrey

Ecclesiastical site in nice North Surrey location. 9000 sqft church. 3 bedroom home. Parking for 40. 3000 sqft hall. 0.45 acre grounds mainly set to lawn with herbaceous borders. Overs over £2,800,000. Alternative use STPP. No permissions in place.

Tradehouse Sentinel Ref: 4061

Car Ferry For Sale

Unexpectedly Available Passenger RoRo ferry. Capacity 800 PAX. 162 Cars. Built 1989. Fully fitted and ready for service. Lying: Northern Europe. Price: £4,200,000

Tradehouse Sentinel Ref: 377

USA

US Property Opportunities

Are you looking to invest in the US residential or commercial real estate market? I have sites and opportunities available. Please contact: Claus G Geissen, Mobile/Whatsapp: 07588032532, Email: Claus@amstadd.com

Tradehouse Sentinel Ref: 1672

Yacht Charter Business Spain

Yacht charter business for sale. 2 Princess motor yachts in immaculate condition (V50 and Princess 60). Forward bookings until 2022. Good repeat business. Very well run. Price €POA

Tradehouse Sentinel Ref: 396

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.

Tradehouse Sentinel Ref: 18

Oil Rig For Sale

Oil Rig for sale. Lying in European waters. 1989 build. Upgrade 2013. Caterpillar engines. 1 x helideck. 2 x cranes. Quarters for 60 + 2 hospital. Price £POA.

Tradehouse Sentinel Ref: 398

Continued on next page

Fishing Lake For Sale

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

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The Trade House The Trade Club Is Now Open For Membership

The Trade Club <https://courtguinness.com/register/>

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.

Tradehouse Sentinel Ref: 248

Van Based Businesses

Volkswagen Coffee Van

67 Plate fully converted Volkswagen van selling hot coffee, hot and cold snacks and soft drinks. Good pitches. Asking 30,000 or nearest offer.

Tradehouse Sentinel Ref: 3458

Thai Street Food

Streetfood van business vending popular Thai street food for sale. Works 6-7 days a week on good pitches in London and the home counties. Excellent following. £POA

Tradehouse Sentinel Ref: 6687

Catering Van For Sale

Catering Van van based in Bristol for sale. Nissan Van (2017) vends sandwiches, pies, soups, hot and cold drinks. Good round of shops and businesses. Asking

£14,000.

Tradehouse Sentinel Ref: 6686

Coffee Van For Sale

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

Tradehouse Sentinel Ref: 228

Catering Truck For Sale

Good Nissan catering truck. Heated and chilled compartments, sells sandwiches, pies, savouries, sandwiches, panini's deserts, hot and cold drinks and confectionery. Good corporate rounds. Based in Newcastle. £33,500 only.

Tradehouse Sentinel Ref: 3459

Volkswagen Prosecco Bar

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

Tradehouse Sentinel Ref: 213

Ice Cram Van

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

Tradehouse Sentinel Ref: 257

Continued on page 125

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Affected BY COVID-19?

Are you struggling with the commercial effects of COVID-19?

If so, The Trade Desk
may be able to help by putting you together with our marketplace.
Please contact
the office for more information.

Please send an email to: tradehouse@courtguinness.com

Tradehouse Sentinel Ref: 6628

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Vehicles

2015 Polaris Ranger For Sale

2015 Polaris Ranger. CVT transmission with high, low, reverse and park gear ranges and 37mph road speed. . 467KG tipping cargo box. Disc brakes all round. Independent suspension for a really comfortable ride. Excellent condition. Asking £7,000 + VAT

Tradehouse Sentinel Ref: 1638

Fleet of 5 Mercedes S Class Cars

Fleet of Mercedes S-Class Vehicles. All Diesel automatic, well specified on 16 plate. Mileages from 65,000 - 130,000. Price £90,000 for the fleet.

Tradehouse Sentinel Ref: 6612

Scania Coaches for sale

3 x Scania OmniExpress coaches for sale. Ready made coach business! All three coaches are in excellent condition. Price POA.

Tradehouse Sentinel Ref: 6667

2007 JCB TLT35D

Nice example of these JCB products. 9,000 hours. 2WD 4 cyl DIESEL ENGINE 41,7 KW SIDE SHIFT FORKS MAX LIFT HEIGHT: 4,4 m Price: £Please Call.

Tradehouse Sentinel Ref: 337

SCANIA R450 For Sale

Good Scania R450 offered for sale. Choice, One Owner, Full History, AC, Slider, Fridge, Engine Brake, Euro 6.

Tradehouse Sentinel Ref: 335

Fleet of Jaguar Vehicles

A heavily discounted fleet of 35 Jaguar I-Pace cars, varying specifications and mileages. All Vehicles registered between 2018 and 2020.

Tradehouse Sentinel Ref: 2095

Scania Coaches for sale

3 x Scania OmniExpress coaches for sale. Ready made coach business! All three coaches are in excellent condition. Price POA.

Tradehouse Sentinel Ref: 1682

Peugeot Partner Tipper For Sale

2012 Peugeot Partner with Tipper Conversion. 90000 Miles. VGC £10,000

Tradehouse Sentinel Ref: 336

Vending

Pizza Vending Machine

This pizza vending machine was manufactured last year and aside of testing is unused. Originally destined for sitting in France, these arrived here in January. They need currency reconfiguration for Sterling if they are to remain in the UK. They also take debit/cards but the gateway needs configuration. Excellent Condition. The vendor wants £6,750.

Tradehouse Sentinel Ref: 1709

Continued on next page

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Pasta Vending Machine

This pasta vending machine was manufactured last year and aside of testing is unused. Originally destined for siting in France, these arrived here in January. They need currency reconfiguration for Sterling if they are to remain in the UK. They also take debit/cards but the gateway needs configuration. Excellent Condition. The vendor wants £6,750.

Tradehouse Sentinel Ref: 1711

Chips Vending Machine

This chips vending machine was manufactured last year and aside of testing is unused. Originally destined for siting in France, these arrived here in January. They need currency reconfiguration for Sterling if they are to remain in the UK. They also take debit/cards but the gateway needs configuration. Excellent Condition. The vendor wants £6,750.

Tradehouse Sentinel Ref: 1714

10 x Tower Pringles Vending Machines

10 Pringles vending machines for sale. All in very good condition. 2 x keys, recently upgraded hoppers. Price £1,250. Can deliver.

Tradehouse Sentinel Ref: 6553

Fresh Orange Juice Vending Machine

This fresh orange juice vending machine was manufactured last year and aside of testing is unused. Originally destined for siting in France, these arrived here in January. They need currency reconfiguration for Sterling if they are to remain in the UK. They also take debit/cards but the gateway needs configuration. Excellent Condition. The vendor wants £6,750 each.

Tradehouse Sentinel Ref: 1715

Wanted

Travel Businesses Wanted To Purchase

Travel businesses required for purchase of particular interest are ethical or green travel businesses. Relocatable businesses preferred.

Tradehouse Sentinel Ref: 1659

Commercial Finance Brokers Required

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

Tradehouse Sentinel Ref: 367

Freelancer and IT Contractor Companies Wanted To Purchase

Freelancer and IT Contractor limited companies wanted to purchase by consolidator. Suitable companies must have a forward book of at least one contract going forward more than 6 months with greater than 100 days expected billing. Top values paid with rapid completion.

Tradehouse Sentinel Ref: 118

Websites

Drop shipping Website For Sale

Good drop shipping website, no particular specialism. Strong domain name. Good social profiles. Trades well. Only £3,999

Tradehouse Sentinel Ref: 4242

[Continued on next page](#)

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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

Tradehouse Sentinel Ref: 233

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

Tradehouse Sentinel Ref: 191

Health and Beauty Website For Sale

Health and Beauty website for sale. Good domain. Good customer base. Great Database. Well marketed. Good product lines. Trades well. Profitable. Asking £35,000 + stock

Tradehouse Sentinel Ref: 6684

IT Contracting Website For Sale

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

Tradehouse Sentinel Ref: 258

Furniture Website For Sale

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

Tradehouse Sentinel Ref: 66

Fantasy Football Website

Good fantasy football website which is profitable and offers both good cash and good physical prizes. Strong domain name. Excellent social media profiles. Good database. Only £23,000

Tradehouse Sentinel Ref: 3478

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.

Tradehouse Sentinel Ref: 215

Organic Grooming Products Website

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

Tradehouse Sentinel Ref: 262

[Continued on next page](#)

IT Contracting Website For Sale

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

Tradehouse Sentinel Ref: 258

Forex Trading Website

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

Tradehouse Sentinel Ref: 75

[Continued on next page](#)

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Work With The Trade House

Accountants Required

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

Tradehouse Sentinel Ref: 266

Office Required - Warwickshire

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

Tradehouse Sentinel Ref: 78

Free Advertising

The Trade House Magazine Free Advertising offer is now extended until 30/09/2019!

Tradehouse Sentinel Ref: 281

Commercial Finance Brokers Required

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

Tradehouse Sentinel Ref: 267

Solicitors Required

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

Tradehouse Sentinel Ref: 268

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.

Tradehouse Sentinel Ref: 37

Jobs And People

Welcome to our jobs and people section.

People

Web Developer Seeks New Role

Web Developer in London seeking new role. 13 years experience. Skill Set:

HTML, CSS, Photoshop, JQuery, Bootstrap, MySQL, PHP, javascript and more. Available now. Based London. Can work London/South East.

Tradehouse Sentinel Ref: 6556

Former CEO Seeks New Role

Chief Executive from Professional Services sector seeks new role. Home counties based. Immaculate track record.

Tradehouse Sentinel Ref: 6639

Former Sales and Marketing Manager seeks new role

Former Sales and Marketing Manager, redundant owing to COVID-19 seeks new similar role. Excellent track record and results. Great rolodex and network. West Midlands. Contact: celiadavis8791@protonmail.com

Tradehouse Sentinel Ref: 6552

Continued on next page

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IT Developer Seeking New Role

IT developer seeks product to work on as a product lead/ chief developer. Home counties based but can relocate.

Tradehouse Sentinel Ref: 6662

Trade Jobs

Trade Jobs is our new jobs advertising and application forwarding service for clients

Managing Director - West Midlands

A Managing Director is required for a technology start up in the West Midlands UK.

Reporting to a dynamic board with high standards and high expectations the candidate will deliver exceptional best in class standards to customers and develop a brand with good products behind it exponentially in the UK and Europe marketplaces.

Invested by Court Guinness // The Trade House and other investors, this is the opportunity of building a new brand almost from scratch with good quality Malaysian products including laptops, tablets, smartphones, phablets, wearables, smart devices and gaming accessories.

Ideally, the preferred candidate will have undertaken a similar project prior to taking up this role and will also have the following:

- A strong track record
- A minimum of 10 years of experience at managing director level.
- Previous experience of being accountable for profit and loss.
- Good HR/people management skills
- Excellent technology, finance, management and marketing skills.
- Education: Good GSCE's A levels and a good De-

gree or higher from a good university.

The role will be based in the West Midlands. The candidate will be expected to travel widely within Europe.

An above-average package with good benefits and potential for excellent bonuses awaits the successful candidate.

Tradehouse Sentinel Ref: 4099

Chief Technology Officer

A Chief Technology Officer is sought for a retail disruptor to be based in London with frequent travel to Romania.

[Continued on next page](#)

The ideal Candidate will be responsible for the entire IT and technology operations within this company who are growing rapidly.

The company has offices in London and Romania and the successful applicant will be required to split their time between both locations. They will be responsible for a large budget and for managing 60 people. They will report to the CEO. They will have at least 5 years experience in a similar role. An excellent package is on offer.

Tradehouse Sentinel Ref: 1632

CEO—London

A talented Chief Executive Officer is required for a London based startup who are currently bootstrapping prior to their next funding round. The business is developing a new integrated cloud based offering for SME's around CRM, ERP, HRM and marketing. The main product range is close to being client ready.

The business is currently run by the two development leads and founders and they realise the need to bring a talented chief executive on board to drive the business forward to the next level.

[Continued on next page](#)

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The ideal will candidate will have at least five years experience as a chief executive and will have a number of years experience in the technology sector. Experience with cloud products is a distinct advantage.

Tradehouse Sentinel Ref: 380

Country Manager, Czech Republic

Required for a SaaS start-up is a Country Manager for their operations in the Czech Republic.

The role will focus on the following:

Managing their Czech Hub incorporating development, operations and customer service.

Implementing new initiatives

Liaising with Czech authorities

Reporting activities with headquarters in London.

Delivering new product features.

Managing an ambitious budget.

The ideal candidate will have at least four years experience in a similar role with a good track record. They will also have excellent people management and budget management skills. The client are offering a good package which includes, full relocation, return trips home (business class), insurance, company car and more.

Tradehouse Sentinel Ref: 1630

Please email tradehouse@courtguinness.com if you would like your job vacancies featured here.

Work For The Trade House

TradeHouse Brokers and Consultants

Nearly two years ago Court Guinness had to retire from a lot of his active business and work interests and thus The Trade House was expanded. Many will know Court as someone who, working for less than 60 and sometimes more hours a week is against his religion. Many will also

know him as a technologist, business consultant and deal maker of good repute.

Court does not broker deals any more nor does he consult in the way that he used to. This does not stop him getting some 6-8 brokerage and consultancy enquiries a month!

Court was asked most recently by separate parties if he would give them business consultancy and brokerage leads. Knowing that the clients know and value his reputation he simply could not give the leads away.

He therefore has decided to take on freelance brokers and freelance business consultants to work under the banner of The Trade House for a small consideration for each project. This new venture will have a trading name shortly.

Consultants and brokers will have to adhere to very high standards of professionalism and not everyone will be accepted. Consultants and Brokers will have access to an intranet comprising of databases and knowledge bases, templates, documentation, a high-quality CRM system and a state-of-the-art web based communications tool.

Lastly, consultants and brokers will receive excellent support from The Trade House.

The plan is to have this new endeavour up and running by the end of March 2020. There are opportunities for brokers and consultants to join in with this endeavour prior to the end of March 2020

In addition, there will be a mild overhaul of The Trade House partner program "Trade Partners". Regional representatives in particular now required and this program will be relaunched in due course too.

[Continued on next page](#)

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If you would like to be considered as a broker, consultant, regional representative or partner please use the form below to contact us.

Tradehouse Sentinel Ref: 380

****** Consultants and brokers now need to join The Trade Club******

Magazine Assistant

I require a magazine assistant to work on The Trade House Magazine from February 2020 at the latest.

Duties will include the following:

Laying out pages.

Dealing with advertisers via phone, email and social media.

Collating statistics

Updating databases.

Producing reports

Updating social media properties.

The ideal candidate will have a strong, flexible work ethic combined with strong communication skills.

Tradehouse Sentinel Ref: 295

Advertising Sales

I am looking to appoint an advertising sales person to work on The Trade House Magazine.

Duties will encompass sales and account management dealing with both new and existing business.

Previous business to business sales experience is a must.

Excellent terms and conditions including flexible working accompany an excellent tailored package. A good quality existing rolodex is a positive advantage.

Tradehouse Sentinel Ref: 295

Virtual PA Required

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

Tradehouse Sentinel Ref: 50

Regional Manager Required

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

Tradehouse Sentinel Ref: 63

Assistant Dealmaker Required

As part of a planned expansion I am seeking an "Assistant Deal Maker" to join The Trade House towards the end of 2018. The successful candidate will be proficient in executing joint venture deals and projects to a value of up to £750,000. A knowledge of project management is essential. The role will involve negotiating projects and deals for a new service and will either suit an experienced, articulate and well read professional with a checkable track record in a similar role or a good self starter with a good employment and academic record.

Tradehouse Sentinel Ref: 80

Representatives Required

As part of a planned business expansion I am looking for local representatives to offer business consultancy, brokerage, virtual office and other services throughout the United Kingdom and Ireland. I am looking for good quality business consultants with good experience who have strong local networks and checkable references throughout The United Kingdom and Ireland. Excellent remuneration and commissions are available. Positions are available on a county basis.

Tradehouse Sentinel Ref: 119

[Continued on next page](#)

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Advertiser Jobs

There are no advertiser jobs available at the moment.

If you would like a job to be listed here please email tradehouse@courtguinness.com

Events

Physical Events

There are currently no physical events listed owing to the COVID-19 pandemic.

Please Note that owing to rapidly changing COVID-19 situation the status of these events may change. Please check with the organisers before planning your attendance.

Please email tradehouse@courtguinness.com if you would your event featured here.

Online Events

We currently have no online events listed.

Useful Links

- [Federation of Small Businesses](#)
- [British Franchise Association](#)
- [The Business Show](#)
- [National Landlords Association](#)
- [Brexit Information for business](#)
- [British Independent Retailers Association](#)

Please email tradehouse@courtguinness.com if you would like your link featured here.

Our Business Channels

The Trade Room

I am delighted to announce the Launch of The Trade Room which I a new consultancy offering which caters to the smaller project and business. [Please click here for more information.](#)

The Trade Library

The trade Library is our in house repository of intellectual property and reusable business componentry, please contact us for more information.

[Continued on next page](#)

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Business Opportunities For All

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The Trade Suite

The Trade Suite Comprises Court Guinness investment and director level activities. Fund One and Fund Two are now open.

The Trade Desk

The Trade Desk is our bespoke deal matching service. Please contact us for more information.

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.

Trade House Sentinel

Trade House Sentinel 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.

The Trade Lounge

As well as being an extension of The Trade House Magazine The Trade Lounge is a small but growing online business community and dealmaking space. Registration is FREE. [See here for more information and to register.](#)

Letters

Dear Publisher,

I love subscribing to your magazine and I like its layout, Do you have any plans to include political articles and reviews of things such as tablet cases or laptops?

James, Tring

This magazine will not take political sides or include political articles. We may include some reviews in future but there are magazines for the self employed that like to review tablet cases and mouse mats..

Regards, Publisher.

Dear Publisher,

What plans do you have to work with the traditional trades, for example, builder, plumber, electrician?

Dave Hall, London

We now have a trades segment in our main deals list and we will be doing more in the coming months. Warmest Regards, Publisher

Dear Publisher,

Can you please devote some column inches into dealing with people and organisations who like to try and sell the self-employed down the river!

Fergus, Belfast.

We do not want to take a political stance for ourselves we may mention a stance taken. We are aware that some trade organisations have made blind laughable attempts to sell their membership down the river. A situation we do in this office find unacceptable.. Warmest Regards Pub-

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lisher.

Dear Publisher,

Do you have plans to include lighter articles, such as recipes in this magazine?

Mark, Brighton

Absolutely not! We will keep our focus. Warmest Regards, Publisher

Dear Publisher,

Do you have any plans to help IT Contractors who are being displaced because of the April 2020 rules changes and IR35.?

Andrew, London

We have a number of opportunities and articles that are of relevance to ex IT contractors in this issue. We will have more in the next issue. There are a number of IT contractors discussing said issues over at [The Trade Lounge](#). (Registration Required)

I would like to say that I enjoy your mix of listings are articles, do you have any plans to feature women in business?

Louise, Glasgow

We may do in the future.

Regards, Publisher.

When will you start charging for this magazine and when will you return to a monthly format?

Rachel, Sheffield

We will probably start charging an annual fee to readers soon. It will not be a large fee. A return to monthly pub-

lishing will hopefully happen in 2021.

Regards, Publisher.

[Continued on next page](#)

We do welcome letters and emails from readers and we may publish them along with our response.

Please email tradehouse@courtguinness.com

Our News

Coronavirus

Certain parts of the Trade house such as the Trade Counter have been effected by the Coronavirus epidemic. There are currently long delays on all Trade Counter Shipments from China.

The Trade Club

The Trade Club has been launched which replaces our partner program and adds additional benefits to its members. Additional benefits will be added shortly/

Trade Jobs Launched

I am delighted to announce the launch of Trade Jobs. Trade Jobs is a job board for clients of The Trade House and also has its own place in The Trade House Magazine.

I am delighted to announce that Trade Jobs has its first listing for a chief executive. Trade Jobs listings are currently free.

[Continued on next page](#)

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GitHub

The Trade House Magazine is now on GitHub. You can find us [here](#)

Beer Pay

The Trade House Magazine is now on Beerpay. You can find out more by clicking [here](#).

Readership

I am delighted to announce that the October 2020 edition of The Trade House Magazine has already achieved 42,937 unique readers.

Trade House Sentinel October 2020 Statistics

The Trade House handled 1462 Trade House Sentinel enquiries during the publishing run of the October 2020 edition of this magazine.

Would You Like To Be Interviewed For The Trade House Magazine?

We will be launching a new feature within the magazine soon which focuses on the business owner's view of the world. The interview will consist of 10 questions and you will have the opportunity to display, your logo, picture and website as well as have a plug for your business published. For more information please email tradehouse@courtguinness.com

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 for more information

Support Tickets

Support tickets and Trade House Sentinel Requests

can now be logged by clicking on this link:

<https://courtguinness.com/js-support-ticket-controlpanel/>

!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!

Our New Communications Platform

I am delighted to announce that I have launched a new communications platform for The Trade House. Based on Mattermost software this new communications tools integrates several different communications channels and allows for more effective collaboration and group work in real time.

The Trade House supports customers in a number of different ways, such as our support ticketing and integrated helpdesk system, Slack, LinkedIn, Twitter, Discord and Facebook. This new channel does not replace any of these but merely adds to them, integrates them and provides both essential and new cutting edge features to our clients, associates, suppliers and partners.

[Continued on next page](#)

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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.

[Continued on next page](#)

The Trade House Fact Pack

The Trade House Magazine Fact Pack is now available by [clicking on this link](#).

The Trade House Infographic

The Trade House Magazine Fact Pack is now available by [clicking on this link](#).

Free Advertising

The Trade House Magazine Free Advertising offer is now extended until further notice!

New Domain

Please note that the courtguinness.eu domain no longer works and is replaced with courtguinness.com which is now fully operational. All bookmarks and contact details should be updated.

February 2021 Advertising

The advertising deadline for the December 2020 issue of the Trade House Magazine is 18:00 hours 19th February 2021.

Miscellany

Trade House Links

- [The Trade Desk](#)
- [The Trade Club](#)
- [The Trade Counter](#)
- [Latest Opportunities](#)
- [Our Main Website](#)
- [Support Tickets](#)
- [The Trade Library](#)
- [The Trade Lounge](#)
- [The Trade Suite](#)
- [Virtual Office](#)
- [GDPR](#)
- [Facebook](#)
- [Twitter](#)
- [Slack](#)

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**Thank you reading for The Winter 2020/2021
Special Edition of The Trade House Maga-
zine.**

**The next edition will be published on the
24th of February 2021.**

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The Trade House The Trade Club Is Now Open For Membership
The Trade Club <https://courtguinness.com/register/>

Social Media



Find Us On Facebook



Follow Us On Twitter



Find Us On LinkedIn

Click the picture for the Deal Marketing Group on Facebook



The Trade House Magazine Free Advertising offer is now extended until further notice!

ALL Advertising is FREE!

Email tradehouse@courtguinness.com to place your advertising in the next issue!

NEXT ISSUE!

The next issue will be published on: 24/02/2021

Advertising and content deadline:

19/02/2021 @ 18:00

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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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Information

Contact

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Email tradehouse@courtguinness.com.
Telephone +44 (0) 7904 452543

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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](#).

NEXT ISSUE!

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December 2020

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

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Street, Leamington Spa, War-
wickshire, CV32 4UD



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- ◆ Intellectual Property
- ◆ Technology
- ◆ Franchises
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- ◆ Micro Finance
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Business Opportunities

Trades Technology

Pubs Tourism

Van Based Businesses

Businesses For Sale

Advice

Shops Businesses Wanted

Joint Ventures

Internet Businesses

Investment Opportunities

Offers

Leisure

Websites

Retail

Property

Comment

Catering

Micro Finance

Private Equity

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