

# Sales Particulars



## Chartered Town Planners/Architectural Designers

Confidential Sale- South Wales Ref MS 418

### Price

**Business: £120,000 (relocateable)**  
**Optional Offices: £159.500 Freehold**

**Business:** A very well established business that has built up an excellent reputation over many years of successful service to the building and construction industries.

The business offers full building and construction design services from inception, surveying through to the architectural design, planning applications, construction supervision and final completion.

New instructions tend to come from repeat orders from previous clients or recommendations.

The business serves private and commercial clients and instructions cover a wide range of work from loft conversions, extensions through to full blown new residential, commercial and retail developments and redevelopments.

The business is operated by the vendor using external professionals as required

**Location:** The business is relocateable anywhere in South Wales and is presently located in offices along the M4 corridor with easy access to South Wales and the West of England

### Financial Details:

Annual Sales: £57,800 (Y/E 2010) showing a good profit margin

**Accounts:** Will be made available once the business has been viewed.

### Opening Hours:

As required

The business would suite either a complimentary business as an 'add on' or someone suitably qualified and has the desire to work for themselves without having to start from scratch.



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[www.Arrow-Business.co.uk](http://www.Arrow-Business.co.uk)

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Email: [enquiries@arrowproperty.co.uk](mailto:enquiries@arrowproperty.co.uk)

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## Optional Freehold Premises:

The business is presently based in a spacious mid terrace town house style property in a mixed commercial area and consists of:

Steps lead up from the street level to the front door access to the ground floor. There is an office to the front of the property (apprx.165 sq ft).A door leads onto a hall way with a further office off (approx.120 sq ft) and a further room (approx.130 sq ft).To the rear of the property is a toilet and a partially converted kitchen. Access from this floor leads out to the rear of the property where there is parking space for 4 cars and rear lane access.

Stairs lead up to the first floor that consist of two further offices Approx. 200 sq ft and 135 sq ft) and a storeroom. There is a further toilet and kitchen on this level. Further stairs lead up to the second floor with space of approx.200 sq ft.

The property is partially double glazed.

**Viewing:** To ensure that your viewing arrangements are trouble free and our client can arrange to have the necessary time to show you around and answer your questions, please telephone this office on **01792 419569** let us know when you would like to visit and we will make the arrangement.

**Offers:** All offers are for the business with the option of the freehold property goodwill, fixtures and fittings and should be made to this office.

**Finance:** If you need help or advice please let us know and we will put you in touch with our Finance Department specialising in helping fund purchase of these types of businesses.

**Disclaimer: Please Note:** The notes contained herein are for the intended general guidance of intended purchasers and lessees and do not form any part of an offer or contract. All descriptions and any other details are given without responsibility on the part of Arrow Business Sales or their vendor client and any intending purchasers should not rely on them as statements or representatives of facts. All intending purchasers or tenants should satisfy themselves to the correctness of all/any statements contained herein prior to making an offer or otherwise. Arrow Business sales do not make or give any warranty whatsoever in relation to the businesses and/or the property described herein.



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