

Sales Particulars



Manufacture and Installation of Wooden Sheds, Fencing, Garden Furniture etc.

West Glamorgan (Relocatable) Ref: MS 487



Price

Business: £45,000 plus sav

Business: A busy well-established carpentry business producing bespoke wooden sheds, play houses, fencing, garden furniture, rabbit hutches, stables etc. The business supply's the general public as well as commercial clients. The business also has a contract with a local housing association to supply garden sheds to tenants. The business has recently opened two show sites. The business has two part time staff (one office based) and two self-employed staff.

Location: The business is presently located in a light industrial estate with good road links to the M4 and Heads of the Valleys trunk roads.

Financial Details: £50,000

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

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www.Arrow-Business.co.uk

80, Windsor Village, Port Talbot SA12 7EY Tel: 0333 1234 311

Email: enquiries@arrowproperty.co.uk

C B Archer trading as Arrow Business Sales

Opening Hours:

7.00am to 5.00pm Monday to Friday

8.00am to 12.00noon Saturday

Premises:

The business is housed in a modern light industrial unit (approx. 1,500sq. ft.). There is a mezzanine floor with the office. The property has a staff toilet and a roller shutter front vehicle entrance. The business comes with the tools of the trade including a cross saw, compressor, nail guns and planner.

Tenure:

Leasehold:

Term: Rolling monthly lease

Rent: £5,400 per year

Rates: Nil under the small business rate relief scheme





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 **0333 1234 311** let us know when you would like to visit and we will make the arrangement.

Offers: All offers are for the leasehold, 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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