

Sales Particulars



Design & Installation of Fitted Kitchens, Bathrooms & Bedrooms

Confidential Sale: West Wales Ref: MS 496



Price

Business & Leasehold: £250,000
Or Business & Freehold Property: £475,000

Business: A well-established family run business that has built up an excellent reputation over many years of trading. The business is offered for sale due to the impending retirement of the vendors. The business offers design and installation services for high quality fitted kitchens, bathrooms and bedrooms manufactured in the UK and Germany. The business is offered either with the freehold property, leasehold or relocatable.

Location: The business is well located to take advantage of the main population areas in West Wales.

Financial Details:

Sales: circa £350,000 per annum



Member of the Federation of Business Brokers

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

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

Opening Hours:

Showroom: 9.30am to 5.00pm 6 days

Premises:

The property consists of a very well presented show room (approx. 1,337 sq.ft.) with displays of kitchens, bathrooms and bedrooms. The business uses computer aided design software for layout design work. There is also a kitchenette area and a staff toilet.

Stairs up lead to a workshop area (approx. 620 sq.ft.), a stockroom/office (approx.116 sq.ft.), a room used for filing (approx.144 sq.ft.) a further room (approx.176 sq.ft.), a kitchen and two toilets.

To the rear of the property there are an annex (approx. 590 sq.ft.) and a car parking area for 6 vehicles. Also here there is a further plot of land that could be used for additional building or redevelopment.

Tenure:

Freehold or Leasehold

Rates: £8,700 per year

Rent and term of a lease, if required to be agreed

Notes:

- The business would suit a similar business as an 'add on' or someone already in this type of business looking to expand
- The annex could be used (leased out) for another business
- The upper floor could be converted to accommodation (subject to planning permissions)
- The whole property and ground could be converted for residential use (subject to planning permissions) and the business relocated.

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 freehold/ 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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