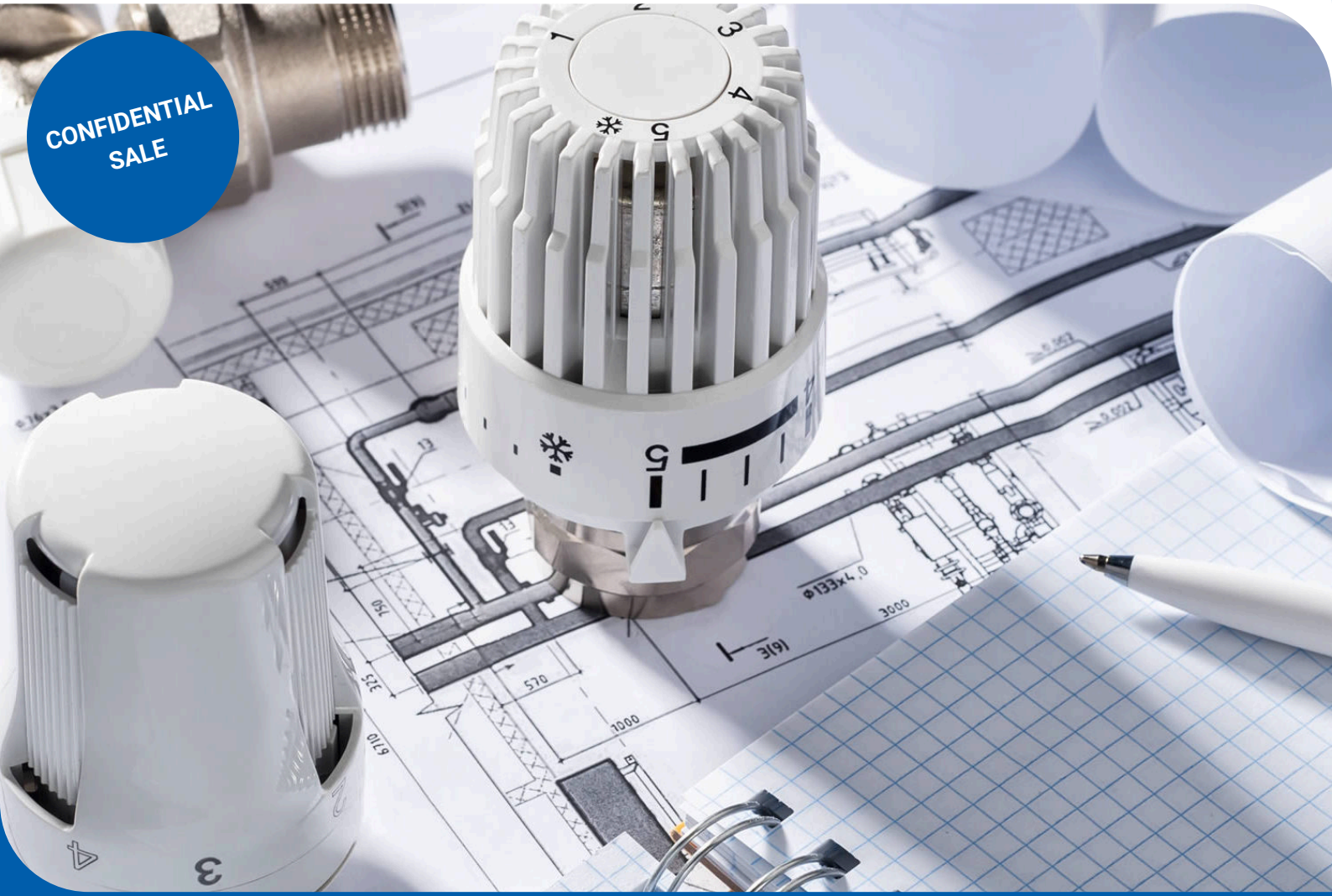


- Norfolk
- Suffolk
- Cambridgeshire

t 01603 662 662  
e [anglia@emfgroup.com](mailto:anglia@emfgroup.com)  
w [www.emfgroup.com](http://www.emfgroup.com)

**COMMERCIAL HEATING & MECHANICAL ENGINEERING COMPANY – EAST ANGLIA**



REFERENCE NUMBER: M34886E

- CONFIDENTIAL SALE
- Maintenance & Replacement
- Highly Regarded by Customers
- Many Prestigious Clients
- Very Profitable
- Much Repeat Business
- Ideal Acquisition
- Well Established Business
- Contact for Further Details
- [Complete a Non-Disclosure Form \(via DocHub\)](#)

**LEASEHOLD: £550,000**

To include the goodwill of the business, fixtures, fittings, equipment and vehicles. Stock is payable in addition at valuation on completion. This is a business for sale as a going concern.

Can we help? Call us on:

**01603 662 662**

## **INTRODUCTION:**

This is an ideal opportunity to acquire a highly regarded Commercial Heating and Mechanical & Electrical company based in Norfolk and operating across East Anglia. It may be particularly suited to an existing business who are looking to expand into this busy region and who wish to acquire an extensive and prestigious client base that includes councils, churches, solicitors, schools, restaurants, theatres, halls, motor groups and charities to name just a few.

## **THE BUSINESS ITSELF:**

Established over 15 years and having quickly grown into one of the most respected commercial heating companies in the area, the business is known for its high quality service and professional advice with many accreditations to reflect this such as Safe Contractor, Chas Premium Plus, and Trust Mark as well as the usual industry standards.

Offering a range of services within this particular sector including control systems, installations, replacements and works on behalf of domestic landlords. This is in addition to the core maintenance service provided to their long standing clients. There is little tendering of work with much repeat business although there are term contracts held with local authorities.

The business enjoys a turnover close to the £1m mark with a high profit margin which could be further enhanced if acquired by an existing business who is able to provide efficiency savings by pooling resources.

## **PREMISES:**

The company has recently moved into new premises in an ideal location in Norfolk which provides offices, meeting room, staff facilities, storage and parking.

The 5 year lease which runs from Jul 20 provides for a 3 year tenant break clause giving flexibility to any new owner should they wish to relocate the business to suit their own requirements.

Given that this is strictly a confidential sale only limited information has been provided in these particulars. Any interested party will be required to complete a non-disclosure agreement and upon receipt of which full details will be made available.

Call EMF East Anglia now to register your interest.

## **AGENTS NOTE:**

This is a business for sale as a going concern, not an empty premises for sale or let.

## **CONFIDENTIAL SALE:**

This listing is confidential at the vendor's request. In order to release further information on the business – including the business name, location and the accounts, we require you to complete a short online non-disclosure form. Please contact our office and we will provide full instructions and assist where required. We have used our office postcode for this listing to protect the confidentiality of the business name and location, as online platforms require a valid postcode to market a business or premises.

## **DISCLAIMER:**

All measurements are approximate and for guidance only.

**Energy Performance Certificate**  
Non-Domestic Building



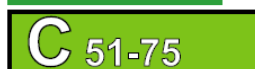
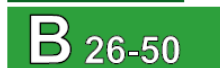
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

**Energy Performance Asset Rating**

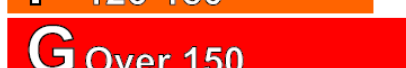
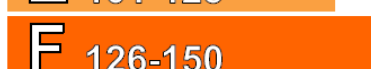
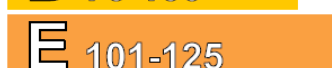
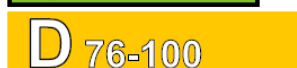
More energy efficient



..... Net zero CO<sub>2</sub> emissions



◀ **56** This is how energy efficient the building is.



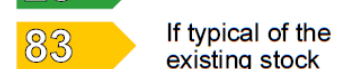
Less energy efficient

**Technical Information**

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	317
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	32.68
Primary energy use (kWh/m <sup>2</sup> per year):	193.31

**Benchmarks**

Buildings similar to this one could have ratings as follows:



#### FURTHER INFORMATION

#### REFERENCE NUMBER

M34886E.

#### OPENING HOURS

General office hours Monday to Friday and Saturday mornings.

#### TENURE

Leasehold. 5 year lease from Jul 20 with a 3 year break clause.

#### RENT PAYABLE

£18,500 per annum inclusive of service charge.

Purchaser will be responsible for the landlords costs and fees in connection with the assignment of/or grant of new lease.

#### RATES PAYABLE

£6,860 per annum.

This information has been provided to us by the vendor and any interested party is advised to enquire of the local authority to check the position with regards to business rates that will apply to a new owner.

#### EPC

Confidential - Full EPC available on request.

#### PRICE

£550,000.

To include the goodwill of the business, fixtures, fittings, equipment and vehicles. Stock is payable in addition at valuation on completion. This is a business for sale as a going concern.

#### VIEWING

Call our East Anglia office on (01603) 662 662 to make an appointment.

#### DISCLAIMER

All measurements and sizes for general guidance only. Please note fixtures, fittings and equipment have not been tested.

[CONFIDENTIAL SALE – CLICK HERE TO COMPLETE NON-DISCLOSURE FORM ONLINE](#)

