

WINDOW & CONSERVATORY COMPANY

WEST SUFFOLK

REF: M34889E

01603 662 662

anglia@emfgroup.com

www.emfgroup.com

COMPLETION OF A NON-DISCLOSURE FORM WILL BE REQUIRED TO RELEASE FURTHER INFORMATION ON THIS LISTING

CONFIDENTIAL
SALE

For further information or the accounts click to
[COMPLETE ONLINE NON-DISCLOSURE FORM](#)

- Established Over 40 Years
- Turnover in Excess of c. £500,000
- Limited Competition Locally
- To Include Business Assets
- Lease of Premises to be Assigned
- Excellent Add-on for Existing Business
- Fully Fitted Showroom
- Strong Profit Levels
- Ideally Located for Norwich/Ipswich/Bedford
- Confidential Sale

LEASEHOLD: £295,000

For the benefit of the leasehold, goodwill of the business, fixtures, fittings, equipment and business assets. Sale to be by the way of a company share sale on a cash free/debt free basis, with the price being net of any working capital provision. The lease on the business premises to be assigned to the buyer. Stock payable in addition on completion at valuation. This is a business for sale as a going concern.

Can we help? Call us on

01603 662 662

Energy performance certificate (EPC)

	Energy rating E	Valid until: 30 July 2029
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Property type	B8 Storage or Distribution
Total floor area	293 square metres

Rules on letting this property

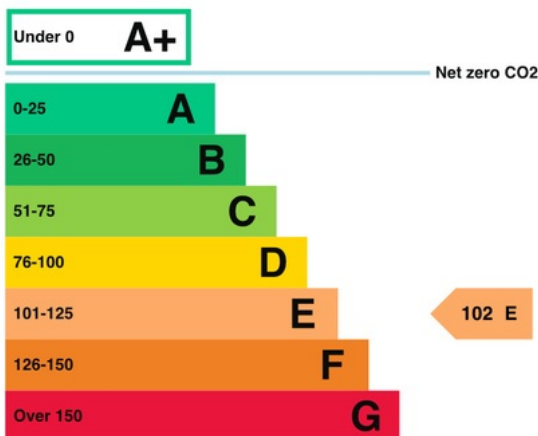
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



ADDITIONAL INFORMATION

REFERENCE NUMBER

M34889E.

OPENING HOURS

Usual office opening hours of 9:00am to 5:00pm Monday to Friday. Closed Saturday and Sunday.

TENURE

Leasehold. 10 year lease running from 07/11/2019.

The purchaser will be responsible for any landlords costs and fees in connection with the lease although none are expected as the lease is held in the name of the company to be sold.

RENT PAYABLE

£20,190 + VAT per annum. We understand that the next rent review is due in November 2024.

RATES PAYABLE

£7,859 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.

STAFF

Three staff at the time of instruction (Manager, Assistant and Administrator).

ENERGY PERFORMANCE CERTIFICATE

The EPC shows an 'E'/'102' rating. Full energy performance certificate available on request - subject to a non-disclosure form being completed.

PRICE

£295,000.

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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.