

NICHE MANUFACTURING BUSINESS

EAST ANGLIA (CONFIDENTIAL SALE)

REF: MF35963E

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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](#)

- Niche Manufacturing Service
- Trading for 35 Years
- Clients Across East Anglia
- Parts for Industrial/Commercial/Automotive & Aerospace Sectors
- Specialists in Fibreglass Parts
- Quality Products & High Service Levels
- Interesting & Diverse Opportunities
- Easy Access Off a Main 'A' Trunk Road
- Finance Director Looking to Retire
- Technical/Manufacturing Director Can Stay to Assist with Transition

LEASEHOLD: £120,000 + STOCK AT VALUATION

For the benefit of the leasehold, goodwill of the business, fixtures, fittings and equipment. 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

INTRODUCTION

An outstanding opportunity has arisen to acquire a distinguished manufacturing business that has been a cornerstone in the industry sectors across East Anglia for 35 years. Founded on a legacy of quality and trust, this business specialises in providing essential parts to a diverse range of sectors. With the two directors reaching a pivotal point in their careers, the decision has been made to pass on the torch. The finance director is set to retire, while the technical/manufacturing director is open to the possibility of continuing their expertise under new ownership.

Situated in the industrially rich area of East Anglia, this business presents a lucrative opportunity for expansion in several key markets including Nuclear, Marine, Carbon Fibre components, and even niche markets such as garden ornaments. Despite its established reputation, the business has much untapped potential, particularly in marketing and advertising, and leveraging its existing customer base for additional revenue streams. This is a unique chance to own a trusted name in the manufacturing industry with room for significant growth.

THE BUSINESS

This enterprise prides itself on its specialisation in fibreglass parts, demonstrating a robust increase in turnover for the past four consecutive years. The potential for scale is enticing, especially in areas previously unexplored by the current ownership.

The business has not only maintained a loyal client base but has also had the privilege of collaborating with an iconic luxury British sports car manufacturer and another renowned name in the automotive sector. Its operations encompass a variety of manufacturing processes, capable of producing an extensive range of patterns, moulds, and components. Furthermore, the location of the premises has historically benefited from Government grants, suggesting additional financial incentives for prospective owners may be available in the future.

PREMISES

The operational heart of this business lies in its well-structured workshop and storage facilities, encompassing a total area of 324m². The ground floor includes a spacious workshop area (300m²), a staff room (10.6m²), and a works office (13.4m²).

Supplementing the main workshop space are 10 small storage units (outbuildings) and one large finished goods storage unit, equipped with a roller door for ease of access. Additionally, there is an outdoor communal washroom facility with a washbasin and running water, ensuring convenience for all employees. This comprehensive setup provides an ideal foundation for efficient operations and future expansion.

Energy performance certificate (EPC)

Energy rating

C

Valid until:

29 March 2034

Property type

General Industrial and Special Industrial Groups

Total floor area

330 square metres

Rules on letting this property

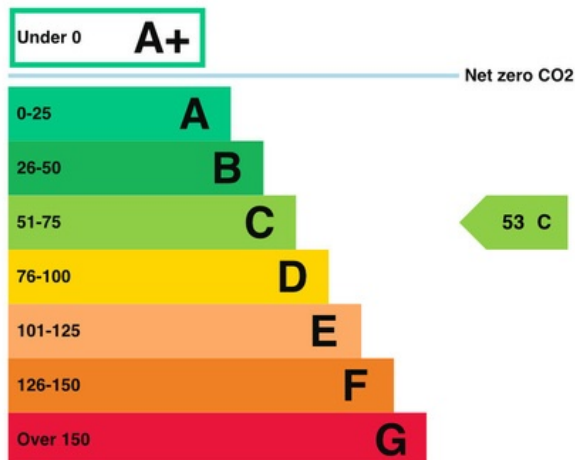
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

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

MF35963E.

OPENING HOURS

Monday to Friday 8:00am to 5:00pm. Closed Saturday and Sunday.

TENURE

Leasehold.

The purchaser will be responsible for the landlords costs and fees in connection with the assignment of the existing lease.

RENT PAYABLE

£10,200 per annum (£15,600 for 1st June 2024 as per rent review).

RATES PAYABLE

Nil. We are advised that the business benefits from Small Business Rate Relief.

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

6 full-time staff members.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate shows a rating of 'C/53'.

PRICE

£120,000 + STOCK AT VALUATION.

For the benefit of the leasehold, goodwill of the business, fixtures, fittings and equipment. Stock payable in addition on completion at valuation, estimated to be in the region of £15,000 to £20,000. 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.