

## CURTAIN & BLINDS MANUFACTURER & RETAILER

NORFOLK, EAST ANGLIA

REF: MF35964E

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](#)

- In-House Manufacturing of Products
- Good Level of Turnover with Scope to Increase
- Long Established - Selling Due to Retirement
- Private & Commercial Work
- Owner Operator or Hands-Off Opportunity
- On-Site Showroom
- Strong Margins with Impressive Adj.Net Profit
- Many Recommended & Repeat Clients
- Bespoke Design Services Provided
- Excellent as a Standalone or Bolt-On Business

**LEASEHOLD: £335,000 + STOCK AT VALUATION**

For the benefit of the goodwill of the business, fixtures, fittings and equipment and subject to a new lease being granted in favour of the buyer. 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**

## ADDITIONAL INFORMATION

### REFERENCE NUMBER

MF35964E.

### OPENING HOURS

Monday to Friday 9:00am to 5:00pm. Saturdays 9:00am to 1:00pm.

### TENURE

Leasehold. The lease is now held on a rolling basis and the sale of the business will be subject to a new lease being agreed between the parties and landlord.

The purchaser will be responsible for the landlords costs and fees in connection with the grant of a new lease.

### RENT PAYABLE

Currently £18,000 plus VAT per annum.

### RATES PAYABLE

The Business Rates statement for 2024 shows an amount payable of £3,149.94 for the year.

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

At the time of writing the business employs 12 staff with 10 of these on a full-time basis split between Sales in the showroom, Out Sales, Fitters and Manufacturing in the workshop. In addition there is one self-employed team member within the manufacturing department.

### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for the property shows a 'B' Rating with a score of 46.

### PRICE

£335,000 + STOCK AT VALUATION.

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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.