

WHOLESALE BAKERY BUSINESS

NORFOLK (CONFIDENTIAL SALE)

REF: K35746E

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

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CONFIDENTIAL
SALE



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

- Established for Over 30 Years
- All Company Customers
- Some Very Well-Known Customers
- High Profit Margins
- Delivering to Norfolk & Suffolk
- Large Equipped Premises
- No Weekend or Night Working
- Currently No Bread Sales
- Genuine Retirement Sale
- Confidential Sale

LEASEHOLD: £195,000 + 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

We are pleased to present to the market this long-established wholesale bakery business, being offered for sale for the first time in over 30 years due to the vendor's pending retirement.

With a sizeable turnover and high profit margins, as well as scope for increasing revenue further by taking on some of the new customers that regularly enquire, there is much for a new owner to be excited about.

This is an ideal standalone business for an owner-operator, but it would also make a great addition to an existing company in a similar sector, who would benefit from incorporating a bakery production unit into their business model.

THE BUSINESS

The business specialises in the production of sweet and savoury food products and treats. Although they currently do not produce bread, this is an area that a new owner could easily expand into if desired. With all sales currently to business customers, including some nationally recognised brands, there is potential to offer products to the general public or branch out into retail sales.

The business operates on an extended 4-day week with no weekend or night working, which will no doubt appeal to a new owner as well as the staff. This schedule does allow for the possibility to increase turnover if desired. Deliveries are undertaken 5 days a week, typically completed by around 1:00 pm.

It is noted that the new refrigerated van is not included in the sale price, but it can be included at the equity value at the time of purchase if the hire-purchase agreement is carried on. Alternatively, it can be included with the hire-purchase repaid on the basis that the full then-current value of the vehicle is paid in addition on completion. A further shareholder's truck is excluded from the sale, and any outstanding hire-purchase at the time will be repaid in full by the vendor.

The business is operated from a double unit providing approximately 180 sqm of clean and well-presented space with hygiene-rated plastic wall coverings, non-slip vinyl flooring, and air-conditioning.

CONFIDENTIAL SALE

This listing is a confidential sale at the vendor's request. To access the business name, location, and other confidential information such as financial accounts, interested parties must complete a short online non-disclosure form.

Energy performance certificate (EPC)

	Energy rating D	Valid until: 11 October 2033
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Property type	Offices and Workshop Businesses
Total floor area	173 square metres

Rules on letting this property

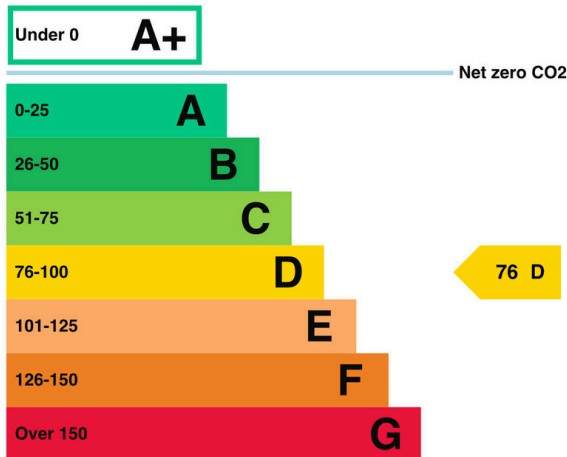
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is D.

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.



How this property compares to others

Properties similar to this one could have ratings:

If newly built	3 A
If typical of the existing stock	12 A

ADDITIONAL INFORMATION

REFERENCE NUMBER

K35746E.

OPENING HOURS

5:30am to 6:30pm, Monday, Tuesday, Thursday and Friday. Wednesday, cleaning and deliveries. Closed Saturday and Sunday.

TENURE

Leasehold. We are advised that there is a 5 year renewable lease, from 17th May 2021, with a break clause in 2024.

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

RENT PAYABLE

£14,500 + VAT per annum, with rent reviews in 2024 and 2026.

RATES PAYABLE

The Business Rates statement for the period of 2023/2024, shows an amount payable of £600.00.

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.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for the premises shows a rating of '76/D'.

PRICE

£195,000 + 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.