

**SW JANITORIAL AND CLEANING SUPPLIES BUSINESS,
TRURO, TR1 2RF**

**CONFIDENTIAL
SALE**

- HIGHLY PROFITABLE LEASEHOLD BUSINESS
- CUSTOMER BASE ACROSS THE REGION
- TURNOVER IN EXCESS OF £1.5M
- LIMITED COMPANY SALE
- EPC: D97

**GUIDE PRICE £425,000
LEASEHOLD**

Miller Commercial

The business property specialists



DESCRIPTION

This highly regarded South West based company has been trading successfully for many years and supplies a wide range of Cleaning Products, Janitorial Supplies and a wide array of consumable products for the Hotel, Leisure and Catering sectors in addition to Health and safety supplies to the Education and Care sectors.

The business which was established by our client more than 10 years ago has shown consistent year on year growth with the accounts for the year ending March 2019 showing a turnover in the region of £1,500,000. Our clients oversee the day to day running of the Business and are supported by a number of experienced employees including Sales Reps, Delivery Drivers, Warehouse Personnel and Administration staff.

The business trades from a modern industrial unit close to the A30 being the main arterial route within Cornwall and Devon for ease of distribution. The unit is well equipped with industrial racking etc and the sale will include a comprehensive inventory of equipment and vehicles.

This limited company is available on a confidential basis and as such prior to releasing any further information we would ask that you contact the Selling Agent, Paul Collins on 01872 247029 or via email pc@miller-commercial.co.uk in the first instance and that all interested parties will be required to sign a Non Disclosure Agreement.

TENURE- LEASEHOLD

The premises are held by way of a 3 year FRI lease which commenced on 2/5/19 at a current rental of £27,750 & VAT per annum plus service charge.

GENERAL INFORMATION

LOCAL AUTHORITY

Cornwall Council
General Enquiries 0300-1234-100
Planning 0300-1234-151
www.cornwall.gov.uk

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for the property is D97.

INVENTORY

An Inventory of all loose chattels and equipment, free of any lease/lien, to be included within the sale will be supplied by Miller Commercial prior to exchange of Contracts.

BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search>

SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989
South West Water: 0800 169 1144
Transco: 0800 111 999

STOCK

To be taken at valuation.

VALUE ADDED TAX

All the above prices/rentals are quoted exclusive of VAT, where applicable.

CONTACT INFORMATION

For further information or an appointment to view please contact either:-
Paul Collins on 01872 247029 or via email pc@miller-commercial.co.uk or
Graham Timmins on 01872 247019 or via email gt@miller-commercial.co.uk



PLANS: Plans and maps reproduced under Ordnance Survey Licence No LIG1179. Not to scale and for identification of the property only. They are not intended to show actual site boundaries and not guaranteed to be accurate.

AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** Any intending purchaser or tenant must satisfy him/herself by inspection or other wise as to the correctness of each of the statements contained in these particulars; **[c]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[d]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

Miller Commercial is the trading name of Miller Commercial LLP registered in England and Wales under Registration No.OC373087. The Registered Office of Miller Commercial LLP is Mansion House, Princes Street, Truro TR1 2RF. We use the term Partner to refer to a member of Miller Commercial LLP. VAT Registration No.643 4519 39.

VIEWING: Strictly by prior appointment through Miller Commercial.



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