



CORNWALL CONTAINERS, STATION APPROACH, VICTORIA, ST AUSTELL, PL26 8LG

A highly profitable containerised self storage business centrally located within the County, close to the A30 and serving several large towns. Set in 2.55 acres, with an EBITDA of **£125k pa**, significant scope to increase revenue and profit via additional units and stacking, in the unutilised areas or open vehicle or other storage.

£1,250,000 FREEHOLD

- ESTD. 2018, CONTAINERISED SELF STORAGE BUSINESS
- IN APPROX. 2.55 ACRES, CLOSE TO A30
- OCCUPANCY RATES AVERAGE 95%, PRIVATE AND BUSINESS CLIENTS
- SCOPE TO INCREASE REVENUE, VIA UNUTILISED 40-50% OF SITE
- NET T/O C. £190K PA, EBITDA OF £125K PA
- RANGE OF UNIT SIZE, 20FT TO 5FT (38.5% OWNED, REMAINDER HIRE)
- EPC - EXEMPT

LOCATION:

Situated within the Victoria business district, approximately 0.5 miles from the A30 and centrally located between some of the principal towns within the County; Truro, St Austell, Newquay and Bodmin, making this a good trading location for private and business clients.

PROPERTY & ASSETS:

Sale of freehold land, assets and goodwill free of lease and lien. The business is to be sold as a sale of Company Shares on a nil liability / cash basis on completion.

Owned Assets (Containers)

4 x 40ft ; 35 x 20ft (Grade 1); 12 x 6.8ft; 16 x 5ft = **Total 67 units**

Hired Assets (Containers, advised right to buy option)

2 x 40ft; 93 x 20ft ; 12 x 6.8 ft = **Total 107 units**

Office (within a stacked container at first floor level), office equipment and CCTV monitors.

BUSINESS TRANSFER:

Trading since 2018, clients are private and business, with approx. 1/3 being from house moves and two thirds business chattels and long term household.

Net Sales for year end June 2023 £186,930 which produced and EBITDA of c. **£125,000 pa**, at the time of writing draft Profit and Loss for June 2024 indicate similar turnover, to be advised. The profit level includes £51,000 of hire charges for non owned assets. Full accounts available to interested parties post viewing.

In terms of income growth potential salient factors; approx. 40% to 50% of site utilised, significant hire costs; no double stacking, no rate increases in several years and business operates at near capacity, with demand outstripping supply.

Clients website for further detail :
www.cornwallcontainersselfstorage.com

TENURE:

Freehold Title Number CL370307, advised no public rights of way over the property.

Access road to the site is privately owned for which there is a nominal service charge for maintenance and lighting.

Advised several drop kerb curbs along front (south) boundary of the site which could allow alternative access points, if so required for site division / operation.

METHOD OF SALE:

Sale of Company No. 11425285

VAT:

All the above prices/rentals are quoted exclusive of VAT. We are advised the business is registered for VAT on sales at the standard rate.

SERVICES:

Mains electricity, no mains water to site, advised is in the boundary road.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current (April 2023) rateable value is £39,250, with Rates Payable of £7,678 pa. Copies available upon request.

ENERGY PERFORMANCE CERTIFICATE:

The business is exempt as the office is within a container and is below 50sqm.

VIEWING AND CONTACT INFORMATION:

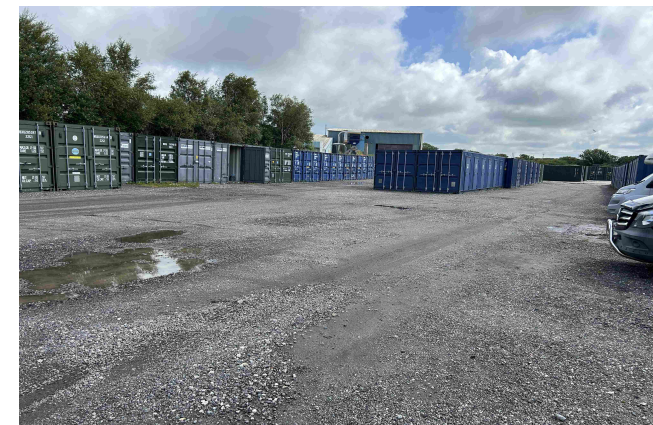
Strictly through Miller Commercial. Please contact either:-

Graham Timmins on 01872 247019 / 07900 604078

Email gt@miller-commercial.co.uk

Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk

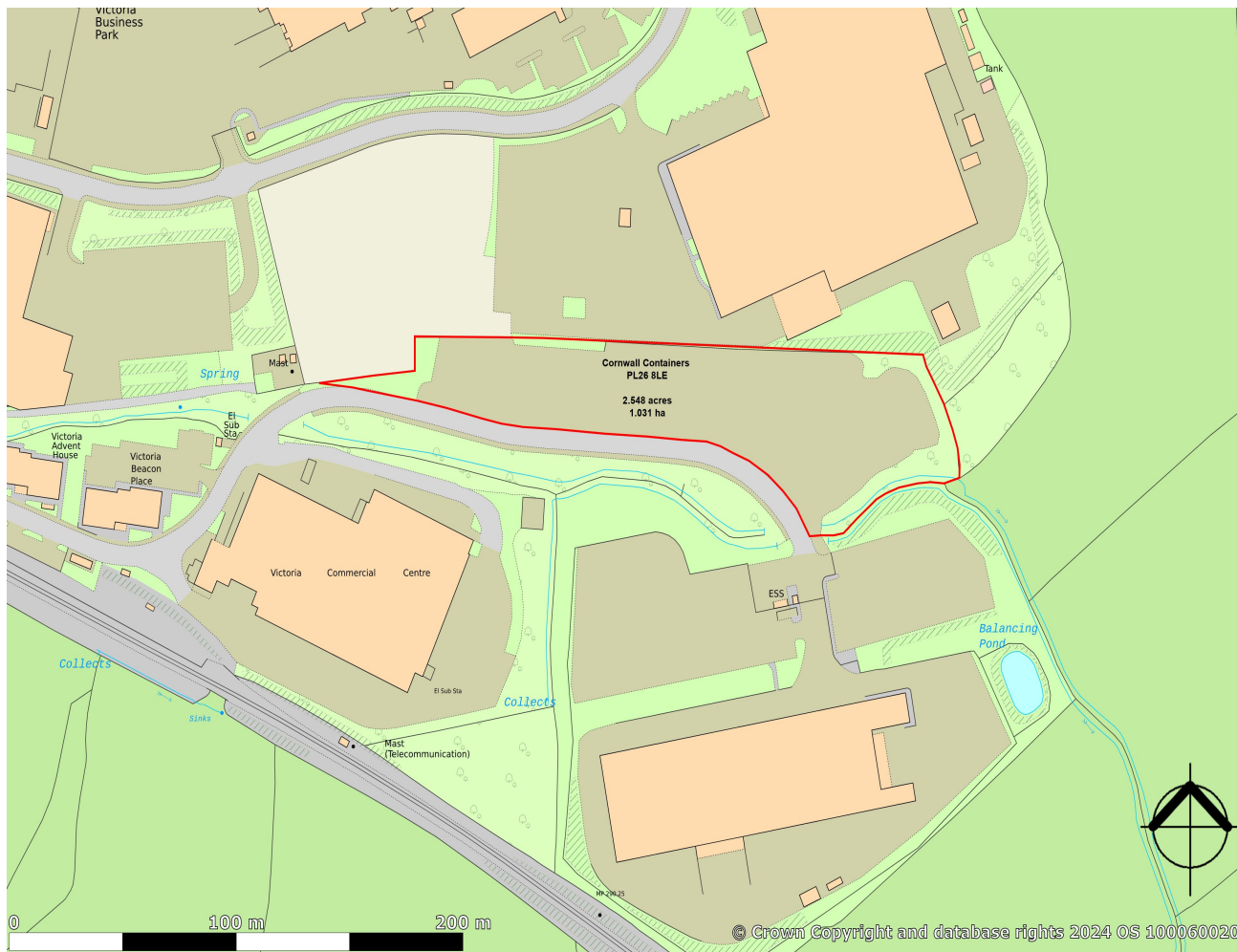




CORNWALL
SELF STORAGE
07379
556808
VICTORIA
MAY ST. AU.

ALL PREMISES
ARE MONITORED BY
CCTV 07379
556808

205093 03
2201
MAY CO. 03
1400



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]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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