

The Caravan Company



101c, Main A6, Irthingborough Road, Finedon, NN9 5EJ

FREEHOLD: GUIDE PRICE: £1,790,000 plus stock at trade value

LEASEHOLD: Goodwill premium £490,000 Plus Stock at trade value. Annual Rent £90,000



Overview

Christie & Co are instructed to market a high turnover caravan dealership that has been in business for over 17 years and offers an excellent opportunity for a purchaser to acquire a purpose built site, on a main A Road, 4 miles from junction 10 of the A14, with huge potential.

The Caravan Company sells a range of caravans and motorhomes, and specialises in quality pre owned touring caravans and offers aftersales, servicing and repairs along with an onsite accessories and awnings shop.



KEY INVESTMENT HIGHLIGHTS



Large site just under 2 acres with excellent main road frontage



Planning permission for a 2 storey 7 bay workshop with offices and storage above



YE 31st Oct 2021 ANP before rent £870,599.
YE 31st Oct 22 ANP before rent £615,915



Purpose built workshop and sales office. Space for circa 120 Caravans.



Available on a leasehold or freehold basis.



Scope to add new caravan or motorhome sales and to increase servicing and repair work undertaken.

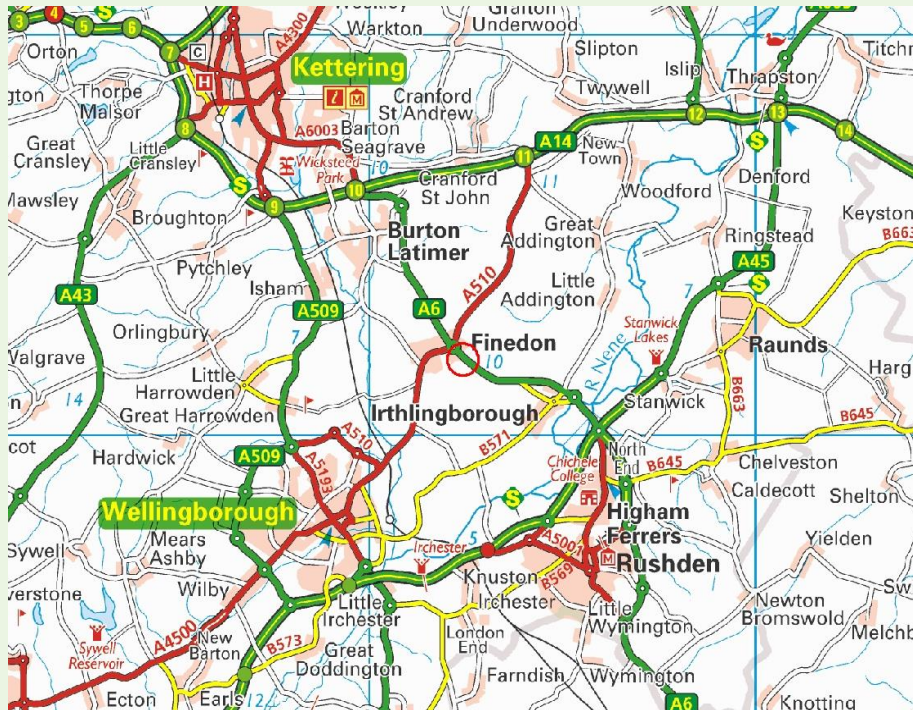


[CLICK HERE](#)

[TO TAKE A VIDEO TOUR OF THE PROPERTY.](#)

LOCATION

The business is ideally located in the heart of the country offering easy access to the range of major conurbations in the local area including, Northampton, Cambridge, Birmingham, Coventry, Rugby, Peterborough, Luton and Leicester. The site is located on the main A6, 4 miles from junction 10 of the A14, and according to the most recent census data over 657,000 people live within a 25km radius indicating the high population density in the immediate vicinity of the site. Finedon is an up-and-coming area with a fast railway link from its neighbouring town of Wellingborough to London. We are advised that customer travel from a large radius of the site to visit the business due to its reputation as one of the countries largest pre-owned caravan dealerships



PROPERTY DETAILS

The site has excellent security with high quality perimeter security fencing and modern CCTV system. The site is largely level and provides space for around 120 caravans plus customer parking. The site has a range of buildings including a large 4 bay workshop, recently fitted-out air conditioned sales office and a separate accessory shop with two additional offices.

In addition to the buildings on site there are also a number of storage containers for parts and accessories.



The business has been owned and run by the vendor for over 17 years who is now looking to retire. The business has an excellent team and is an ideal business for a purchaser looking for a highly profitable business in this attractive and growing market.

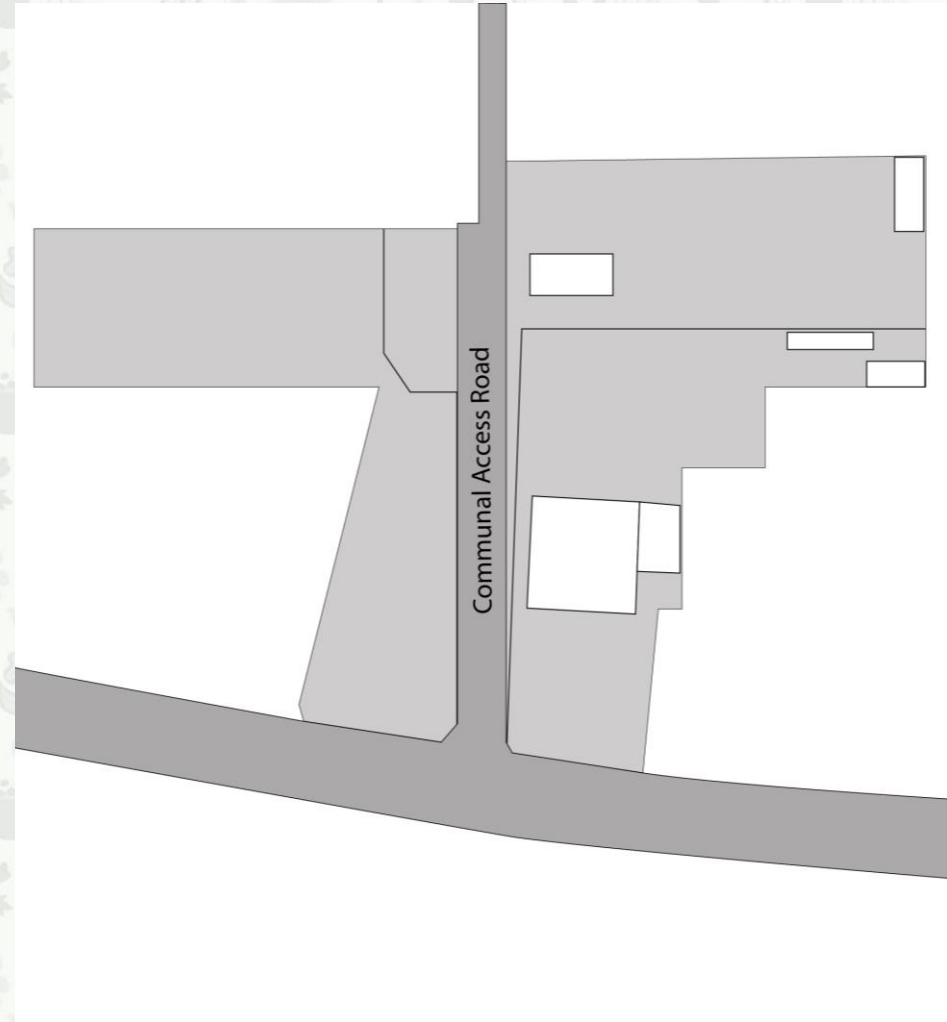
There are many opportunities to expand / grow the business by introducing the sales of new caravans & motorhomes. The accessory shop has been run on a part-time basis and would benefit from opening 7 days a week and the introduction of many other leisure goods.



FINANCIAL SUMMARY

Full trading information can be provided to interested parties upon request. The table below summarises the financial performance over recent years.

	31 st Oct 22	31 st Oct 21	31 st Oct 20
Turnover	6,979,041	6,315,332	5,268,591
Gross Profit	1,103,804	1,282,112	887,206
Adjusted Net Profit before rent	615,915	870,599	471,797
Adjusted Net Profit after rent	527,915	782,599	383,797







OPENING HOURS

9.00am – 5.30pm

Monday – Friday

10.00am – 5.00pm

Saturday

10.00am – 4.00pm

Sundays and Bank Holidays

STOCK

The business has the benefit of two funding lines to fund the purchase of stock, these are with the two major specialist lenders to the sector Blackhorse and DF Capital.

The business typically has a stock value in the region of £1,300,000, the intention will be for the stock to be purchased at trade price upon completion

STAFF

The business is run by the current owner with the assistance of 11 full time staff. All staff will transfer under TUPE.



CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

Tom Glanvill
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CONDITIONS OF THESE PARTICULARS

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26 June 2017. This now requires us to conduct due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence.

