

*BESPOKE FURNITURE & KITCHEN
MAKERS (ENGLISH OAK)
NOTTINGHAMSHIRE
REF: 8702 NG*



*ASKING PRICE:
LEASEHOLD: £195,000 + SAV*

LOCATION

Our client is located within a 6,000 sq ft industrial unit within an industrial estate within Nottinghamshire.

The location is best approached by junction 27 of the M1 motorway network from the north and junction 26 from the south.

The unit has 12 car parking spaces and benefits from good loading facilities and can accommodate deliveries from heavy goods vehicles and articulated Lorries.

THE BUSINESS

Advent Business Sales is delighted to offer to the market this extremely well established quality going concern, which began trading almost 35 years ago under the careful ownership of the current vendor.

The owner has now decided to retire early and enjoy the fruits of his labours.

The business is a bespoke manufacturer of furniture and kitchens, specialising in kitchens, bedrooms, bathrooms and studies. Our client only uses solid wood and specialises in English oak.

Our client is able to design and make furniture for any room in a house (or all rooms in a house) including free standing reproduction furniture using all types of quality woods.

The owner is a member of The Guild of Quality Craftsmen. Their reputation is such that nearly all work is either via recommendation or customers re-ordering as they move into a new home.

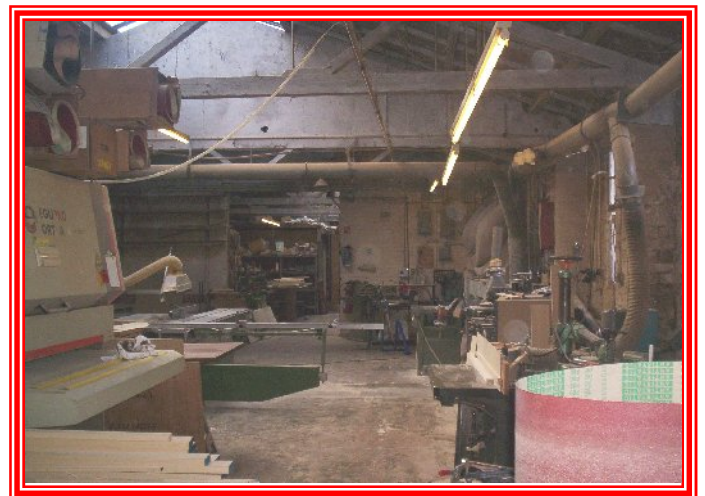
All orders are from the retailing public, which is evident in the high gross profit margins.

We are informed by the vendor that the equipment and machinery has an asset value in the region £100,000.

The workshop has a capacity to continue production seven days a week, 24 hours per day if required.

A new owner would need skills necessary of a furniture/cabinet makers or a wood machinist/polisher. It would ideally suit family involvement with one of the family members having good marketing skills.

At present the business is run by a father and son team with the owner's wife handling the paperwork.



Stock at cost and works in progress vary between £20,000 - £25,000 and £15,000 - £20,000 respectively.

The furniture that is being manufactured is of a very high quality. There are literally 1,000's of bespoke products in catalogue format that can be viewed by a potential purchaser on visiting the premises.

The company has huge potential for serious growth in sales both locally and nationally.

Offering finance packages and credit card payment facilities would increase sales immediately.

TRADING HOURS

*Mon – Fri: 8.00am – 5.00pm
Sat: 9am - 3.30pm
Sun: closed*

FINANCIAL INFORMATION

We have been advised by the vendor of the following:

*Weekly sales: £3,000 (ex VAT)
Gross Profit: 68%*

Accounts will be made available to interested parties after a viewing has taken place.

Please let us know if you require finance for the purchase of a business.

BUSINESS PREMISES

The 6,000 sq ft industrial unit consists of three showroom areas and a working office. The showrooms display furniture, several kitchens, a dining room with table and chairs, and a bureau. The showroom at cost is valued at approx £50,000.

The business benefits from a fully equipped large workshop. A brief list of machinery includes:



- 3 bag extractor unit
- 4 cutter
- 1 compressor
- An upright finisher
- Chisel morticer
- Spindle moulder
- Surface planer tenoner
- Overhead router
- Flat bed sander
- Wide belt sander
- Rip saw
- Cross cut saw
- External dust extraction
- Thicknesser
- Surface planer
- Large capacity panel saw
- Band saw
- Flat bed linniser
- Edge veneerer
- Guillotine
- Pillar drill
- Small lathe
- Wood burning stove
- All valuable tooling for router and spindle blocks

- *Spray booth and guns*
- *Pressure pots*
- *Knife grinder*
- *Numerous wood work benches*
- *Multi borer*

There is also a timber store and all the appropriate racking and shelving.

VIEWING

Please DO NOT approach the business or its employees without a prior appointment. All appointments are to be made via our office.

<i>TENURE:</i>	<i>Leasehold</i>
<i>Original lease:</i>	<i>Rolling</i>
<i>Remaining lease:</i>	<i>Rolling</i>
<i>Rent & Rates:</i>	<i>£19,200 P.A.</i>
<i>Electricity:</i>	<i>£1500 per annum</i>

To fully appreciate the quality of the furniture, the workshops and the ongoing potential, we recommend viewing at the very earliest opportunity in order to avoid disappointment of this extremely well established business.