

*BESPOKE FURNITURE MANUFACTURER
FOR COMMERCIAL INDUSTRY
BERKSHIRE
REF: 8929 RG*



*ASKING PRICE:
LEASEHOLD: £285,000 + SAV Inc plant & equipment*



LOCATION

The business is ideally located in bright and modern premises just off the M4 motorway in Berkshire.

Situated in the heart of a large industrial estate with a shared car park with approximately 100+ spaces in the M3/M4 corridor.

Nearby towns include Reading, Maidenhead, Windsor and Bracknell

THE BUSINESS

Advent Business Sales are delighted to offer to the market this extremely well established specialist bespoke furniture manufacturer, which supplies both the domestic and commercial markets.

Originally founded by our client in 1987, the business is only now being reluctantly offered for sale as he wishes to retire.

The business has four main items within its product range, which are all produced and designed to meet the customer's specific requirements.

Home furniture includes office, study, kitchen, bedroom and bathroom. Commercial furniture has restaurant serveries, drinks bars, kitchen cupboards and rest room facilities.

The audiovisual range has plasma screen display furniture and video conferencing facilities.

Finally, its office furniture includes boardroom tables, reception desks, lecterns, and display cabinets, control room facilities and presentation walls.

The business employs 11 full time staff including our client in its modern 7000 sq ft premises. Its success has been built on the ability to design, build and install quality products to an exacting timetable.

Although our client wishes to retire, he is quite happy to either assist during a hand over period to effect introductions to staff and customers or to work part time for a new owner on a semi permanent basis.

We are advised that stock and work in progress at cost is in the order of £35,000 and has a forward order book of approximately 6–7 weeks at any one time.

*The business has a fully equipped workshop, which includes: TBC
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TRADING HOURS

Mon-Sat: Hours to suit workload

EXPANSION POTENTIAL

Although already a successful business, there is still huge scope to increase the turnover and profits by:

- 1. Pushing the supply and fit of corian work surfaces as an alternative to marble and granite*
- 2. Offering to do shops and office interior fit outs*
- 3. Extending the mezzanine floor in the workshop to create additional working space*
- 4. Exploring the other working divisions of existing customers*
- 5. Advertising more, especially in London, where huge amounts of work is available*





FINANCIAL INFORMATION

We have been advised by the vendor of the following:

*Annual sales: £600,000
Gross Profit: £215,000*

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

Arranged over two floors, this modern factory unit briefly comprises approximately 7000 sq ft in total of which 5600 is workshop space with an additional 500 sq ft mezzanine and 1500 sq ft of offices and storage facilities.

Two first floor offices are sub let for £550 per month rental income.

Two ground floor offices, showroom and w/c's

The premises are also alarmed.

The site has a large shared car park with spaces for over 100 vehicles.

TENURE: *Leasehold*
Original lease: *10 years*
Remaining lease: *9 years*
Review every: *5 years*
Rent: *£52,000 P.A.*

We are advised that the annual business rates are currently: £16,000



VIEWING

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



