

# FOR SALE

# PROFITABLE BUSINESS WITH FREEHOLD COMMERCIAL UNIT



LONG STANDING AND PROFITABLE BUSINESS SELLING VOLVO SPARES TOGETHER WITH FREEHOLD COMMERCIAL UNIT WITH EXTERNAL YARD AREA FORMING PART OF COMMERCIAL ESTATE IN SHIFNAL

**UNIT 1 RAILWAY SIDINGS, SHIFNAL, SHROPSHIRE, TF11 8DT**

- Long standing business selling Volvo Spares, only offered for sale due to retirement
- Profitable business with waste carrier permit
- Trading from commercial unit with Total Gross Internal Floor Area 1,316 ft sq (122.20 m sq) and external secure yard area
- Total Site Area of approximately 0.12 acres (0.05 ha)

**PRICE:** Offers in the region of £275,000 (Exclusive) plus Stock at Valuation



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## LOCATION

The business trades from the property forms part of The Railway Sidings an established commercial area in the town of Shifnal. The Railway Sidings are accessed from Aston Street and sit between Springhill Industrial Estate and the adjoining railway line. The property is located within proximity of all local amenities.

Shifnal is a market town that is located approximately 4 miles east of Telford, 17 miles east of Shrewsbury and approximately 13 miles west- north west of the City of Wolverhampton. The town had a population of 6,776 at the 2011 Census. The town is located in proximity of the M54 which provides access to the national road network and the town has a railway station on the Shrewsbury to Wolverhampton Line.

## DESCRIPTION

The business trades from a property comprising a detached commercial unit benefiting from a fenced external yard area that is accessed from The Railway Sidings.

The property comprises of a commercial unit that is of traditional portal framework clad in profile sheeting and the unit has an eaves height of approximately 6 metres and internally is arranged as a workshop/warehouse section with an office and welfare facilities. The unit has an up and over door opening with a width of approximately 3.9 metres.

The unit has a Total Gross Internal Floor Area of approximately 1,316 sq ft (122.20 m sq) and a Total Site Area of approximately 0.12 acres (0.05 ha). The unit benefits from a fenced external yard area that has a concreted surface.

## BUSINESS

The sale offers the opportunity to acquire an established business which has traded for approximately 21 years with good profitability trading in the sale of Volvo Spares. The business is only reluctantly offered for sale due to retirement. It has traded from the existing property for over 15 years. It is run by the vendor, a husband and wife team, with no staff.

The business for the financial year ending September 2021 had a turnover of approximately £68,900 and a net profit of approximately 41%.

Further financial information is available upon request from the vendors agents to genuine interested parties upon request.



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### ACCOMMODATION

(All measurements are approximate only)

**TOTAL GROSS INTERNAL FLOOR AREA** 1,316 sq ft 122.20 m sq

**TOTAL SITE AREA** 0.05 ha 0.12 acres

### PRICE

Offers in the region of £275,000 (Exclusive) plus Stock at Valuation

### RATEABLE VALUE

We have made verbal enquiries to the local authority and have been advised as follows:

**Rateable Value (2023/24)** £9,400

**Rates Payable (2023/24)** £4,690

### VAT

It is understood the property is not elected for VAT and therefore VAT will not be payable on the purchase.

### PLANNING

Interested parties are advised to make their own enquiries to the local authority.

The property is understood to benefit from planning consent for use class B of the Town and Country Use Classes Order.

### EPC

To order

### SERVICES

(Not tested at the time of inspection)

We understand that mains water, electricity (including three phase) and drainage are connected to the property.

### LEGAL

Each party to be responsible for their own legal costs.

### TENURE

The property is offered for sale freehold. The unit is owned under Title Number SL24476.

### LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

Telephone: 0345 678 9000



### VIEWING

Viewing via the selling agents:

**James Evans**

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**Harriet Shakeshaft**

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