

Ref: 4956 - J.Lyons Removals And Storage



Unit 9 Ravenhurst Court
Birchwood
Warrington
Cheshire
WA3 6PN

AWARD WINNING REMOVALS & STORAGE BUSINESS- CHESHIRE

Member of National Guild of Removers & Storers Ltd

Well reputed with regular and repeat trade

Early viewing essential to fully appreciate

Genuine reason for sale due to retirement

Walk in condition with training provided

Advised annual turnover of £340,000

Easy to run with low overheads

Ideal trading location

Excellent road links

LEASEHOLD

ASKING PRICE

£424,000 Plus SAV

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Location

This exceptional removal and storage business is situated on a business park in the civil parish of Birchwood, less than 6 miles from the busy town of Warrington which is in Cheshire. Birchwood is a large and affluent village situated approximately 6 miles to the Northeast of the nearby larger town of Warrington. It is well known as a popular residential area for the professional based people of the district and for its many facilities such as The Engine Rooms at Birchwood Park, 3 quality primary schools and a senior school which all serve the community well. Birchwood is very close to Junction 11 of the M62, providing access to Liverpool (22 miles) and Manchester (15 miles). Junction 11 is notable for the Encounter statue (also known as the Angel of Birchwood). The business park is accessed via the A574 connecting to the M62 motorway and beyond making it easy for all who wish to visit; an ideal location for this business.

Business History

Online Business Sales are delighted to offer to the market this leasehold business opportunity which established by our client in 1986. Only now are our clients reluctantly offering the business to the market due to their desire to take well deserved retirement. Our clients have invested time and money into the business and the premises to the point where it is in full walk in condition. Our clients inform us that the annual income currently runs at £340,000. This is derived offering a high quality removal and storage service whether it is home removals, office relocation, over-seas removals or secure storage. Our client offers temporary storage or long term storage whether it is for household items or office furniture etc. Storage time is flexible and available on temporary, short, medium or a long term basis. The business enjoys a strong reputation within the local community and beyond for providing a professional and friendly customer service resulting in advanced bookings together with a high level of regular and repeat trade. There is massive scope to obtain larger premises, increase the number of vehicles in the fleet and increase staffing levels accordingly which may increase income further. Currently the business is owner operated and our clients are happy to provide training during the transition period. This is a superb opportunity to purchase an established business, which is a great base to build upon and as such early viewing is highly recommended as this fantastic business is not to be missed. Businesses of this calibre rarely stay on the market for long.

Financial Profile

Turnover: We are advised £340,000

Tenure

We are advised leasehold
Original length: 10 years
Remaining: 4 years (2021)
Rolling lease
Rent £23,765 pa

Opening Hours

Monday: 8.00am- 6.00pm
Tuesday: 8.00am- 6.00pm
Wednesday: 8.00am- 6.00pm
Thursday: 8.00am- 6.00pm
Friday: 8.00am- 6.00pm
Saturday: Closed
Sunday: Closed

Accommodation

Commercial unit, with shuttered entrance briefly comprising:
Open plan storage space - well equipped to suit trade
Office
Kitchen
W.C
Containerised storage section
Vehicles
Shelving

EXTERNAL
Off road parking

Additional Information
Fixtures and fittings included in sale

Enquire

t: 0345 222 0508 f: 0345 222 0509
e: info@onlinebusinesssales.co.uk

IMPORTANT NOTES: These particulars do not constitute an offer neither should they be relied upon as statements or representations of fact or warranties of any kind. All interested parties must satisfy themselves by investigation, prior inspection and/or formal entry before contact with their solicitor. Neither we nor our principals accept any responsibility whatever in respect of these particulars which are simply offered as a general indication to persons who may be interested.

Viewings and negotiations are to be conducted **STRICTLY** through **Online Business Sales Limited**. No direct approach is to be made to the business under any circumstances

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

114 This is how energy efficient the building is.