



## Budget Blinds

Mill Cottage, Parkside Road, Cleator Moor, Cumbria CA25 5HG

Ref: 5024

### **SUPERB FAMILY HOME WITH BLIND MANUFACTURING BUSINESS - CUMBRIA**

Large separate workshop for manufacturing and storage

Genuine reason for sale due to retirement

Situated in the rural town of Cleator Moor

Good turnover with healthy profit returns

3-4 bedroomed cottage on  $\frac{3}{4}$  acre land

Well reputed with advanced bookings

Ideal lifestyle change opportunity

Potential for development STPP

Massive scope for development

Ideal partnership opportunity

**FREEHOLD**

**Freehold**  
**£786,950 plus SAV**

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### Location

This fantastic business opportunity and generous property is located off a main road in the rural town of Cleator Moor which is in Cumbria.

The business is located in a workshop/barn in  $\frac{3}{4}$  acres of residential land together with a 3/4 bed roomed cottage. It is surrounded by open countryside; a truly idyllic location for those seeking a rural bolthole.

Cleator Moor is situated within the boundaries of the historic county of Cumberland. The town's skyline is dominated by Dent Fell and the town is located on the 190 miles Coast to Coast Walk that spans Northern England. The town is only a few miles from the Lake District National Park. It's an ideal base to tour both the Western Lakes and the other attractions on the Cumbrian coast.

The business is accessed via the A595 with good road links giving easy access to all who wish to visit.

### Business History

Online Business Sales are delighted to offer for sale this well presented semi rural property with generous workshop/barn and successful blind business which was established by our client in 1989 and is only now reluctantly being offered to the market owing to our clients' wish to enjoy a well deserved early retirement.

The business has built up a strong reputation within the local and surrounding communities resulting in regular and repeat trade, together with word of mouth recommendations.

Our client informs us that the annual income currently runs at £130,000 with a gross profit of £73,062. This is derived from the manufacture, supply and fitting of a vast range of blinds for both business and private clients.

The sale includes  $\frac{3}{4}$  acres of residential land which could possibly be developed into properties, STPP. Alternatively, the existing 3-4 bed cottage and land offer an enviable lifestyle opportunity. There is huge potential for growth and diversification due to the large separate workshop/barn on site and we feel this would be an ideal opportunity for those looking for a complete lifestyle change or development.

Additional revenue could well be generated by introducing new income streams such as curtains and accessories which may increase income. The business may benefit further from the creation of a professional website offering online sales and an advertising campaign to promote the services offered.

This is a fantastic opportunity to purchase a well established business which is a great base to build upon and as such early viewing is strongly advised to appreciate this superb and versatile business and property.

### Financial Profile

Turnover: We are advised £130,000  
Gross profit: We are advised £73,062

### Tenure

We are advised freehold

### Opening Hours

Monday: 9:30am – 5:00pm  
Tuesday: 9:30am – 5:00pm  
Wednesday: 9:30am – 5:00pm  
Thursday: 9:30am – 5:00pm  
Friday: 9:30am – 5:00pm  
Saturday: Closed  
Sunday: Closed

### Accommodation

Private driveway with gated access leading to:

Barn with adjoining workshop – well equipped to suit trade

Owners accommodation

Detached 3/4 bed roomed cottage with solar panels

Patio doors to decked area

Lawned garden area

Garden sheds

EXTERNAL

$\frac{3}{4}$  acres residential land

Off road parking

Garage

Additional information

All fixtures and fittings included in sale







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