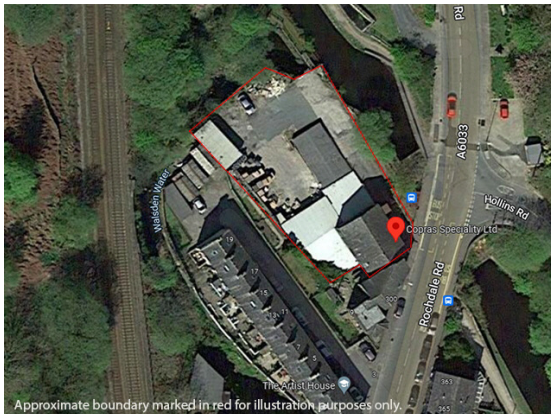


Ref: 5176 - Copras Speciality

Copras House Mill
Copras Street
Todmorden
Lancashire
OL14 7PU

LARGE VERSATILE PREMISES & EXISTING SPECIALITY BUSINESS - LANCASHIRE

Previously manufactured powders, soaps etc., scope to reintroduce

Specialist packaging / labelling company with superb reputation

Premises would suit many uses or full development (STPP)

Good level of turnover with huge scope to increase

Former mill with various buildings and large yard

Fully equipped for many bespoke applications

Prominent main road location in Todmorden

Valuable, tailored and custom recipes held

Established by current owner in 1955

Genuine sale due to ill health

FREEHOLD

ASKING PRICE

£600,000 plus SAV

Ref: 5176

Location

These impressive and prominent light industrial premises are located in a corner position on a main road in the desirable market town of Todmorden. They are adjacent to the Rochdale Canal and The Calderdale Line railway runs at the rear. There is a bus stop immediately outside of the premises and there is a large yard, ideal for parking and/or production deliveries or storage. Todmorden is considered a gateway town with easy access to both Lancashire and West Yorkshire making this popular area a prime location for industrial and commercial concerns. It is a prominent town with a rich industrial history, no doubt due to its superb location at the confluence of two industrial powerhouse counties, and as such boasts a wide selection of commercial & residential properties. It has been named as one of the best places to live in the North of England and with a growing population, Todmorden is becoming a very desirable area to live. Todmorden is approximately 17 miles (27 kilometres) north-east of Manchester, 8 miles (13 km) south-east of Burnley and 9 miles (14 km) west of Halifax.

Business History

Online Business Sales are delighted to offer to the market this well established speciality business with large and versatile premises. Our client is only now offering the business for sale due to unfortunate ill health. The business currently focuses on labelling and packaging and it is fully equipped for these processes. Previously, the business manufactured soluble plastics, cement colourings, bath salts, soaps, waxes and washing powders, to name but a few, using bespoke recipes. Since our clients' health began to decline, these services have not been the focus of the business, however there is tremendous scope to reintroduce these processes, with all equipment, recipes and process knowledge still at hand. Despite the pull back of some processes, the business still achieves a respectable annual turnover of £220,000 with the assistance of 3-4 members of staff.

If a new owner did not wish to continue with the current business, the premises are incredibly versatile and would suit a variety of uses, subject to any necessary planning requirements. In addition, our client feels the site would be ideal for residential development although this has not been formally explored and would of course be subject to planning permission.

Financial Profile

We are advised:
Annual turnover of £220,000

Tenure

We are advised freehold

Opening Hours

Monday - Friday: 8:00am - 4:30pm
Saturday - Sunday: Closed

Accommodation

A large stone built former mill premises, with wide private drive access from main road to gated rear yard, briefly comprising:

Large building with manufacturing and process areas
Offices
WC's
Stores
Kitchen
Extended to rear
Large yard area
Outbuilding

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