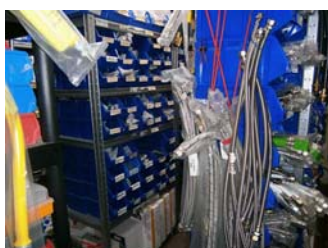




**Ref: 4475 - JKD Installations & Maintenance**



6 Wheelwright Buildings  
Hen Lane  
Coventry  
West Midlands  
CV6 4LB

## **HEATING PARTS RETAIL BUSINESS - WEST MIDLANDS**

**Well appointed & presented throughout**

**Situated in the bustling city of Coventry**

**Leasehold option available for £15,000**

**Advised annual turnover of £120,000**

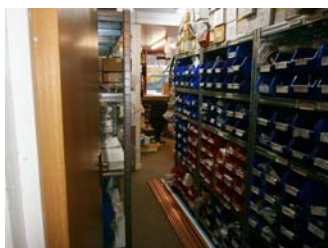
**Scope for further development**

**Genuine retirement sale**

**Walk in condition**

**Low overheads**

**FREEHOLD**



**ASKING PRICE**  
**£300,000 Plus SAV**

Ref: 4475

### Location

This easy to run central heating and parts centre sits amongst a small parade of shops on a busy lane in Coventry, West Midlands. The location is ideal as it sits on the main through road which leads to the centre of Coventry. The local area has a large display of residential homes with a good amount of commercial style businesses which all contribute to a consistent trade throughout the year. The location also benefits from having private and off road parking making it a very easy convenience for all who wish to visit. Coventry is a very desirable business and residential city which offers everything you would come to expect from a modern and thriving area. The city also benefits from having very easy access to the M6 and M5 motorway with Birmingham's international Airport and The NEC less than 10 miles away making visiting and commuting very easy.

### Business History

Online Business Sales are delighted to offer to the market this heating and gas parts business which was established by our client in 1995 and is reluctantly offered to the market by our client due to their desire to take well deserved retirement. Since the business was established our client has continually developed and improved the business, introducing new lines and income streams which has enhanced the business massively. Our client has run the business a pace that suits their lifestyle, meaning that there is massive scope for a new hands on owner operator to further develop the business. Our client informs us that annual turnover currently runs at £120,000 with a gross profit of £70,000 which is derived from the sale of household and commercial heating and ventilations systems. There is scope to increase trading hours and a conversion to a two bedroomed flat on the first floor (STPP) which may increase income. The business may benefit further from advertising and a professional website. The business enjoys a strong reputation within the local community and as such has a high level of regular and repeat trade. Our client is happy to provide full training during the transition period and this is a superb opportunity for a 1st time buyer to purchase an established business, which is a great base to build upon and as such early viewing is highly recommended.

### Financial Profile

Turnover: £120,000pa  
Gross Profit: £70,000pa  
Stock: (approximately) £220,000

### Tenure

We are advised freehold  
Leasehold option available  
Original length: 10 years  
Remaining: 10 years  
Review: 3 years  
Rent: £16,000pa

### Accommodation

Well signed corner semi detached property, brick and tile lay briefly comprising:

#### GROUND FLOOR PREMISES

Secure glazed entrance door to:  
Retail shop counter  
Storage area with shelving and racking  
Office  
WC with handbasin

#### FIRST FLOOR

Kitchen with wall and base units  
Bathroom  
3 other rooms - currently used for storage

#### EXTERNAL

Private parking

### 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

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

82 This is how energy efficient the building is.