

# BUSINESS FOR SALE

Halls <sup>1845</sup>

COMMERCIAL

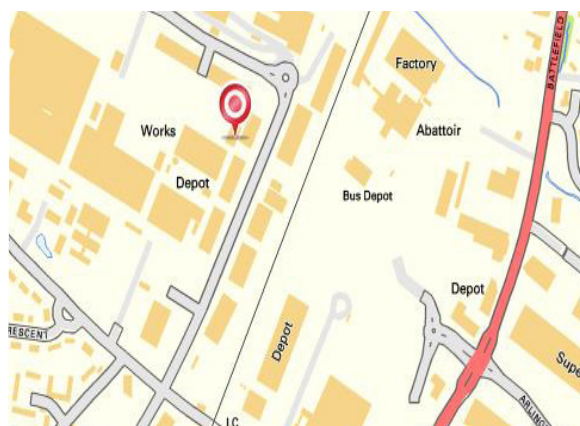
Premier Swimming Pool Sales And Maintenance Business

38A Vanguard Way, Battlefield Enterprise Park, Shrewsbury, Shropshire SY1 3TG.



- Prime location within a busy enterprise park.
- Well established sole provider for major brands.
- Strong reputation for excellent quality and service.

Price: Offers in the region of £125,000 (Exclusive) for the business  
(property available by separate negotiation)



## Premier Swimming Pool Sales And Maintenance Business

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### Situation

The business trades from a prominently positioned location on the busy Battlefields Trading Estate. The surrounding premises include a mix of commercial/trade counter and office properties with occupiers including Volkswagen and Mercedes Car Dealerships, and Travis Perkins.

Battlefield Enterprise Park is in a popular and fast expanding commercial and retail, industrial and office location situated approximately 3 miles north of Shrewsbury.

Shrewsbury is the County Town of Shropshire and is an established administrative and tourist centre with a population of 100,000.

### Description

The business operates from a very modern 'trade counter' industrial unit on the outskirts of a major West Midlands town.

This offers a Total Gross Internal Floor Area of approximately 190m sq of space. The accommodation is arranged over 2 floors, an office (16m sq), as well as a fully fitted showroom (51m sq) that allows the business to display the latest range of hot tubs, pool equipment, chemicals and toys.

Established for over 13 years it enjoys a strong reputation for the quality of the service and products provided. It is the sole supplier for two major brands in this county and beyond.

### Business

The business is run by a husband and wife. With 2 part time staff.

The owners are responsible for the sales, the technical details and management of installations and maintenance. They both work full time (more during the summer, but less during the winter). Technically one of them is a fully qualified Swimming Pool Engineer, but they only got this qualification after they bought the business, having come from a completely different industry.

They employ 1 technician to assist with all sites, working an average of 4-5 days per week, but on a seasonal basis.

Additionally there is a Business Administrator to assist in the office working 4 days a week.

Other trades are sourced on a sub-contract basis as required.

The majority of sales (around 80%) are from installation and refurbishment of swimming pools, both indoor and outdoor, for private customers. These are mainly gained from recommendation by satisfied customers, with others coming from architects and builders.

### Summer Opening Hours

Monday to Friday – 9am – 5pm

Saturday – 10am – 2pm

### Winter Opening Hours

Monday to Friday – 10am – 4pm

### Planning

Prospective purchasers should make their own enquiries to the local authority.

### VAT

The property is elected for VAT. All prices and figures quoted in the particulars are exclusive of VAT.

### Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the sale of the business.

The incoming purchaser is to be responsible for the landlords legal costs in granting a new lease.



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### Local Authority

Shropshire Council, Shirehall, Abbey Foregate,  
Shrewsbury, Shropshire, SY2 6ND.  
Telephone: 0345 678 9000.

### Tenure

The business is available on a leasehold basis on a new lease. The freehold interest may be available for purchase by separate negotiation.

### Services

Not tested. It is understood that mains water, gas, electricity and drainage are connected to the property.

### Rateable Value

Enquiries were made to the local charging authority and we were advised as follows

Rateable Value  
£10,500.00

Rates Payable  
£5,145.00

### Price

Offers in the region of £125,000 (Exclusive and Excluding Stock)

### Accommodation

(all measurements are approximate)

Large store over 2 floors	123m sq
Office	16m sq
Fitted Showroom	51m sq
Total Area	190m sq

### Viewing

Strictly via prior appointment with the agents. For more information or to arrange a viewing please contact:

**01743 450 700**

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