

Call 2 Hire Limited,
Horselunges, Hellingly,
East Sussex BN27 4ET



COMMERCIAL
PREMISES

**ESTABLISHED PLANT HIRE BUSINESS FOR SALE
INCLUDING EXTENSIVE RANGE OF PLANT**



The business trades from Horselunges Business Park located in Hellingly village, just outside Hailsham. A number of business are represented at this established estate including Motor trade, Offices and storage. This area is the subject of major residential development with a number of sites close-by currently under construction.

Tel: 01892 613492

Email: teri@starglade.co.uk

www.starglade.co.uk

Knowle House, Rotherfield Road, Crowborough, East Sussex, TN6 3DY

On behalf of



ACCOMMODATION

The premises comprise the southern section of a modern warehouse plus separate external office and yard with shared cloakroom facilities.

Workshop: 10.1m (33') x 17.5m (57'6") 176.8 sq m (1898 sq ft)
Electric roller shutter door to front plus personal access door, strip lights, ceiling panels providing natural light.

Separate office: 2.6m (8'6") x 7.26m (23'9") 18.9 sq m (202 sq ft)

Total overall area 195.7 sq m (2100 sq ft)

BUSINESS

The business was incorporated as a limited company in 2007 and trades Monday to Friday 7.30am – 5.30pm. Currently the office is staffed by 2 part time assistants providing cover during each working day and covering holidays etc. as well as a fitter also working part time and a delivery driver. One of the directors works full time. It will not be necessary for a new owner to take on any of the staff if not required.

The business specialises in hiring modern Kubota excavators and dumpers up to 3 tonnes with ancillary equipment. The workshop carries out maintenance and repairs to its own fleet of vehicles and machinery on site carrying a good stock of spares, oils and lubricants together with specialist tools.

There is a substantial customer database held of over 1,000 individuals and businesses that will be made available. The business also has a comprehensive web site to be included in the sale.

Audited accounts are available showing turnover in excess of £230,000 (year ending 31 December 2017) with good gross & net profits.

TERMS

New lease, if required, length to be agreed on normal full repairing and insuring basis but excluded from the renewal provisions of the Landlord & Tenant Act 1954.

RENT: £17,000pa Business Rates (rateable value) £9,000

N.B. Eligible businesses may be entitled to small business rate relief. Further information is available at the government website www.gov.uk/apply-for-business-rate-relief

PRICE

Offers sought in region of £500,000 for the lease, business and goodwill to include all equipment which will be transferred unencumbered. Full inventory available on request.

THE PROPERTY MISDESCRIPTIONS ACT 1991

These particulars are intended as a guide only. Their accuracy is neither intended nor is it to be relied upon. Prospective tenants are invited to conduct their own enquiries. Nor do the particulars form part of a contract. Items shown in photographs are NOT included unless specifically mentioned within the particulars. They may however be available by separate negotiation. Please check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**Tel: 01892 613492 Email: ferri@starglade.co.uk www.starglade.co.uk
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VAT

VAT may be charged on the rent, sale or freehold price. Prospective tenants and purchasers are advised to make further enquiries to establish whether VAT is chargeable.

SERVICE CHARGE

A service charge may be levied in addition to the rent/freehold price quoted Services.

Reference to any services, appliance or otherwise in these particulars does not imply (i) they are included in the rental or sale or (ii) they are in full and working order.

OUTSIDE

Gated entrance to substantial yard with hard standing together with customer parking & loading.

VIEWING:

By appointment with Terri Forward, telephone numbers 01892 613492 or 07775 532970 (anytime).



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EPC

Energy Performance Certificate  HM Government
Non-Domestic Building

Urit G. Horselunges
Mill Lane
Hellingly
HAILSHAM
BN27 4HD

Certificate Reference Number:
9753-3096-067C-0800-3295

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical information

Main heating fuel:	Other:
Building environment:	Unconditioned
Total useful floor area (m ²):	318
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	30.83
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

26	If newly built
76	If typical of the existing stock



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