



**NJP WELDING, LANVEAN WORKSHOPS, ST MAWGAN, NEWQUAY,
CORNWALL, TR8 4EY**

£750,000 FREEHOLD TO INCLUDE ALL ASSETS

Miller Commercial 
Chartered Surveyors and Business Property Specialists

SUMMARY:

- ESTABLISHED (1988) FABRICATION BUSINESS
- SITE AREA 0.7 ACRE ON EDGE OF VILLAGE
- 3 WORKSHOPS, COMBINED 468 SQM, 5000 SQ FT
- VERY WELL EQUIPPED THROUGHOUT
- 5 VEHICLES AND 2 YARD HANDLERS
- HISTORIC NET T/O £1.5M
- TRAINED STAFF INSITU / SOLD WITH ORDER BOOK
- RETIREMENT SALE/CLIENT HANDOVER IF REQUIRED
- EPC N/A

LOCATION:

NJP Welding and Lanvean Workshops is situated to the north of St Mawgan, an attractive sought after village near Newquay and lies within the operating radius for the client base.

BUSINESS:

We are advised the business commenced in 1988 and is primarily concerned with stainless steel fabrication to the housing sector, for more information please see www.njpwelding.co.uk

Further accounting information to be supplied to interested parties post viewing, or prior with clients permission.

In general terms the business has traded up to a net turnover of c. £1.5m, which has, through choice, been reduced in more recent years, but has every opportunity to achieve this level again.

PROPERTY & ASSETS:**Workshop 1 - Steel Fabrication Workshop**

13.54m (length) x 18.2m (width) – including office and stores.

Powered roller shutter door to front, concrete floor and sheet metal roof panels on an open truss ceiling. Ceiling mounted overhead mechanical fume extraction system.

Main Equipment in Workshop 1: Carif Bandsaw; 2 x Edwards iron worker; Morgan Rushworth plate roller; San Briel scroll maker; 3 x pillar drills; 5 welding plants

Workshop 2 - Stainless Steel and Aluminium Workshop

17.19m length (average as of irregular length, taken at mean point) x 7.58m width

Powered roller shutter door to front, concrete floor and sheet metal roof panels.

Main equipment in Workshop 2 : Durma 170t break press; Durma 4mm guillotine; Zopf pipe bender; Linisher (dual end); Thomas chop saw; Myers pillar drill ; pipe notcher; 2 tig welders

Workshop 3 - Machining / Iron Workshop

14.15m length (average as of irregular length, taken at mean point) x 6.36m width

Powered roller shutter door to front, concrete floor and sheet metal roof panels.

Main equipment in Workshop 3 : Carif 320 bandsaw; Crefco box pan folder; Zopf ring roller; 3 phase steam cleaner; Harrison lathe; plasma cutter

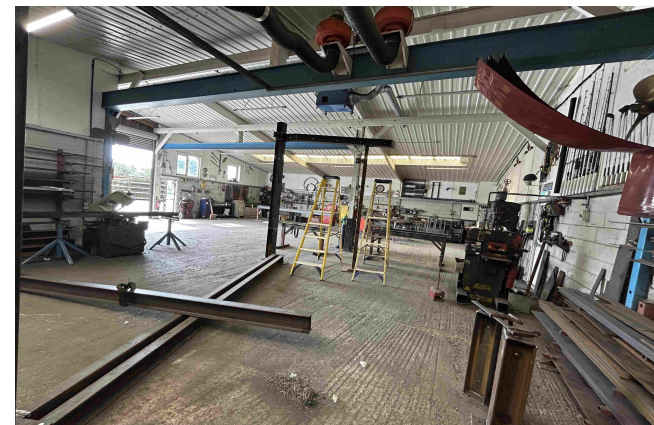
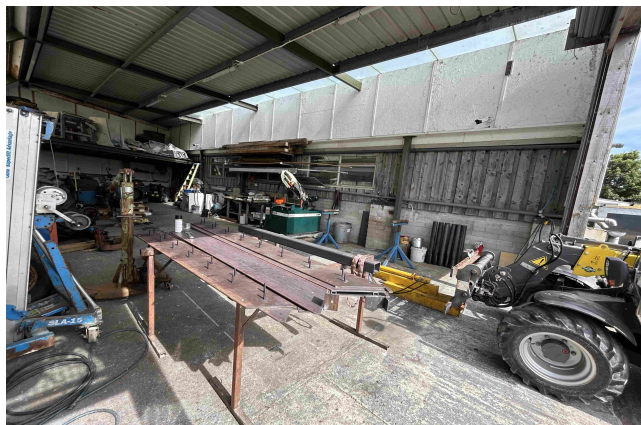
Other Buildings / Offices / Yard

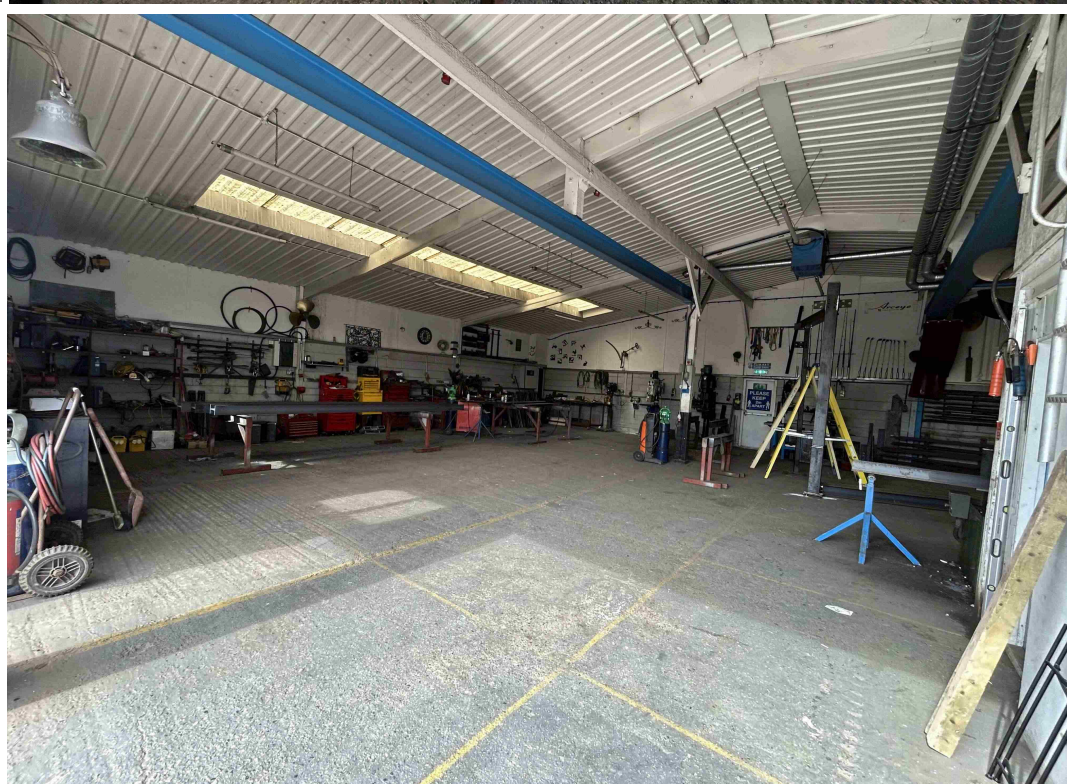
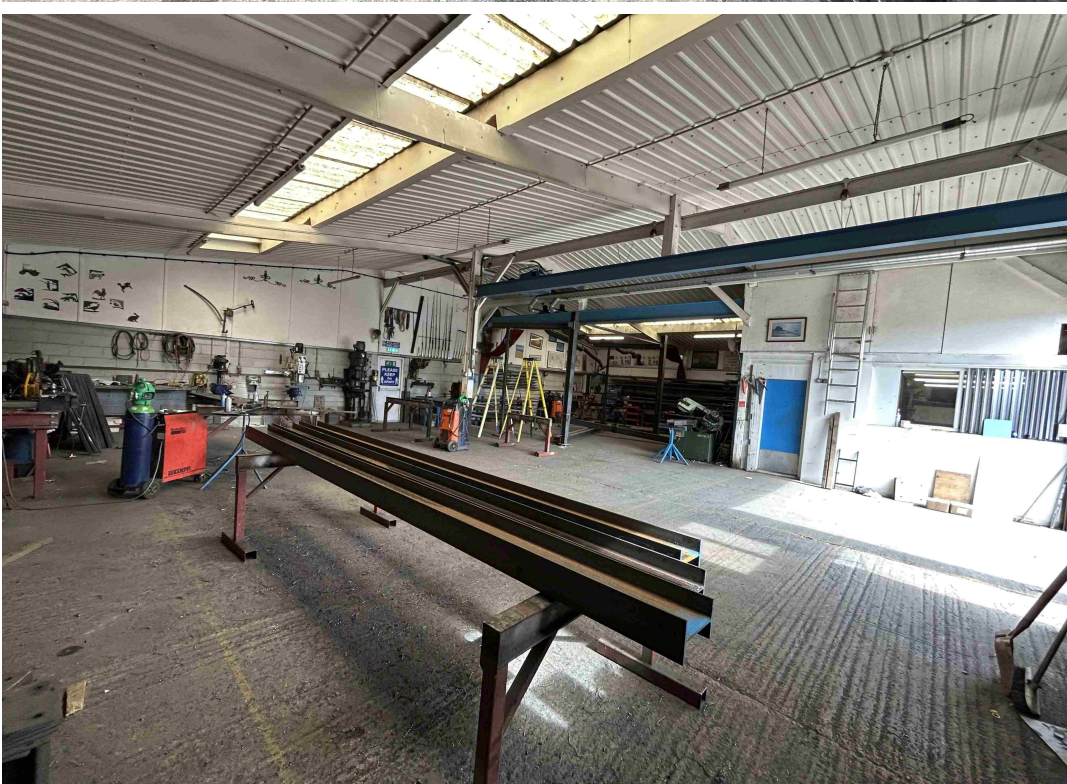
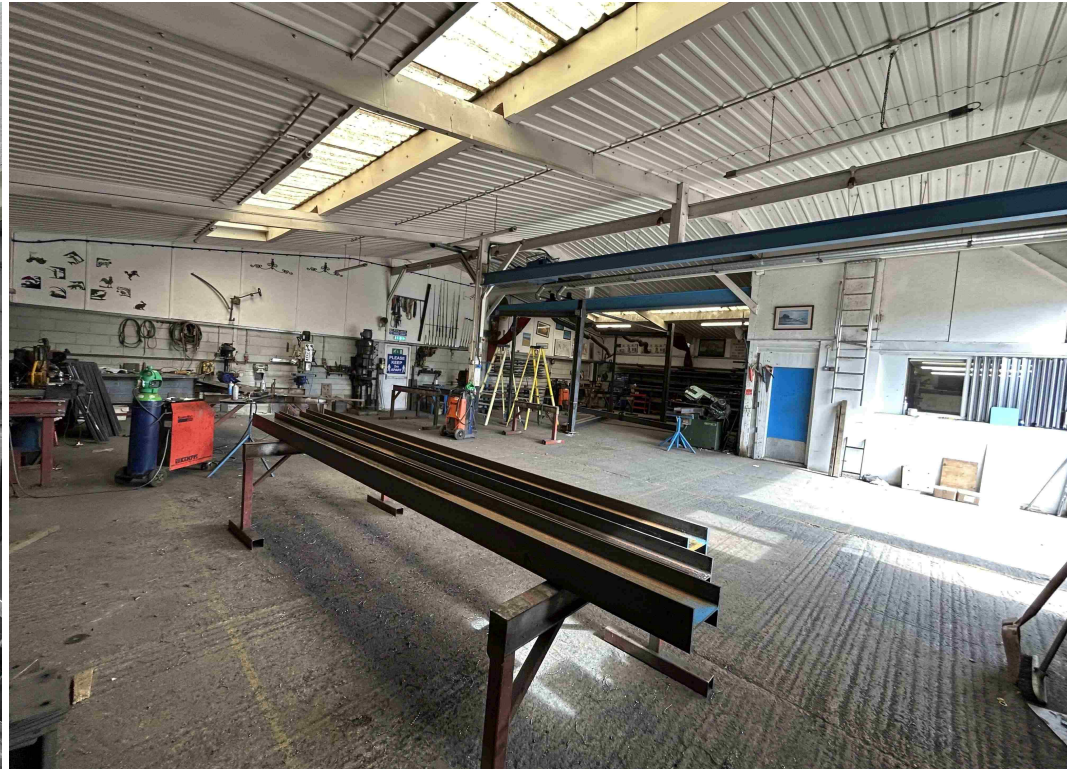
Office and two stores within the Workshop 1 building (not individually measured)

Staff Room : 5.14m x 3.61m, with sink, kitchen area and wc

Yard Office : Approx 4m x 2.2m (external measurement)

Wooden Store for ancillary use : 4.64m x 2.57m plus 4.64m x 2.75m, power supply.





THE SITE:

The overall site extends to 0.704 of an acre, which slopes from the entrance road with to the workshops at the bottom, with parking on the left hand side for staff and visitors to the site.

Digital map available to show areas available upon request as shown on page 5.

Yard area 21m (at widest point x 12m (at narrowest point) x 35m length (all approximate)

Vehicles / Plant : TCM 20 2t forklift, Krumer 1245 Telehandler, Ford Transit flat bed (68), Nissan Dci 115 (62), Ford Transit (15), Isuzu Gafter / Tipper (56), Man flat bed (68).

TENURE:

Freehold.
Advised no public rights of way or restrictive covenants over the land.
Right of way over entrance for neighbouring land owner.

PLANNING PERMISSION:

Advised no outstanding Planning Permission or Building Regulations pending on the land or property.

METHOD OF SALE:

Transfer of going concern on an Asset Sale basis.

VAT:

We are advised the business is Registered for VAT on sales.

LEGAL COSTS:

Each party to bear their own costs in regard to this transaction, whether the matter completes or not.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> (by postcode and business address) which shows that the current (effective April 2023) rateable value is £11,750 (meaning for qualifying occupiers no business rates is payable).

Council Tax : Not applicable.

SERVICES:

Advised by clients

- Drainage : Septic tank
- Water : Mains
- Electricity : Three phases
- Gas : None

Interested parties to make own enquiries via statutory providers.

STOCK:

Stock at valuation (cost price) agreed between seller and buyer on day of completion.

INVENTORY OF FIXTURES & FITTINGS:

All trade fixtures and fittings essential to the running of the business are to be transferred free of lease / lien on Completion.

ENERGY PERFORMANCE CERTIFICATE:

Not Applicable.

FINANCE OF PURCHASE:

If you require and advice on a potential purchase of NJP Welding and Lanvean Workshops, at no initial cost, please contact Graham Timmins on the details below.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

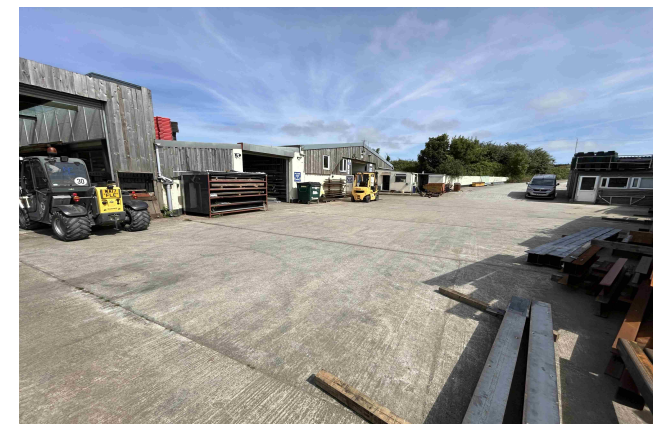
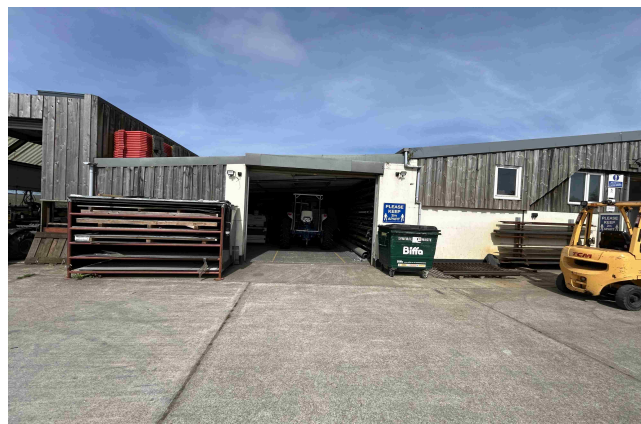
Graham Timmins on 01872 247019

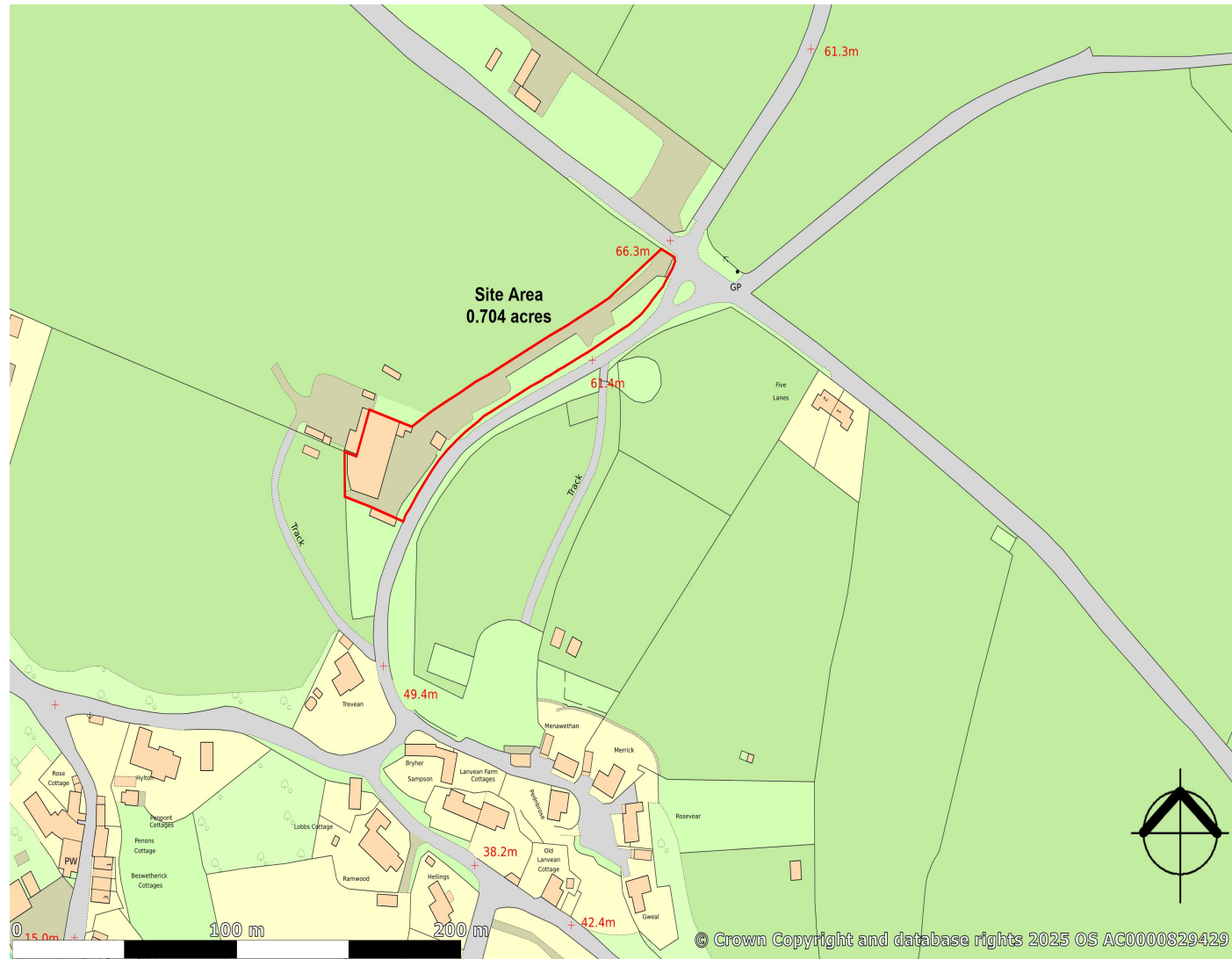
Email gt@millers-commercial.co.uk

or

Jonny Bright on 01872 247022

Email jb@millers-commercial.co.uk







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