

Miller Commercial



Chartered Surveyors and Business Property Specialists



CHARLESTOWN JOINERY, DRINNICK ROAD, ST AUSTELL, PL26 7YG

- ESTABLISHED (47 YEARS) JOINERY BUSINESS
- CENTRALLY LOCATED WITHIN CORNWALL (CLOSE TO A30)
- DETACHED WORKSHOP AND ANCILLARY AREAS (973 SQM / 10,000 SQFT)
- SITE AREA C.0.37 ACRE, PARKING AND REAR SECURE YARD
- 2 YEAR AVERAGE NET T/O C. £630K AND EBITDA C. £100K
- RETIREMENT SALE, HANDOVER TO BE GIVEN IF REQUIRED
- HIGH LEVEL OF PLANT & MACHINERY INCLUDED AS PART OF THE SALE

£500,000 FREEHOLD PLUS SAV

LOCATION:

Charlestown Joinery is situated in an industrialised area of the County, built around the extraction of China Clay, by Imerys. There are many workings / buildings in this area associated with the clay works and indeed the building within which the joinery operates was once a store for the works. The exact location is in mid Cornwall and as such allows access a broad reach for its customer base and also is approximately 4 miles from the A30 east / west trunk road connecting the County.

PROPERTY:

We are advised the property was constructed in the 1950's, is of single block construction, with a clear single span design on the first floor (workshop) and a pitched roof with a recently installed plastic profile roof covering. We are advised part of this roof is internally insulated.

BUSINESS:

The business was established in 1979 by our client and has been on the current site since 2017, trading as a general joiner, with a wide offering of works, including kitchens, staircases, windows and housing joinery.

The client base is from St Ives to Launceston (and Isles of Scilly), private clients and work from architects and building companies, also some of the County's foremost period properties. As our client has built a strong reputation with the customer base a handover of up to 12 months is being offered, longer if required, subject to agreeing terms.

Staff include our client an office manager, 6 employed and 2 self employed members of staff.

The trading year end is 30th September. The trading profit and loss accounts show an average two year (2024 and 2025) net turnover of c. £630k with an EBITDA of c. £100k pa. Further accounting data will be made available to interested parties.

See our clients website for some samples of work completed: www.charlestownjoinery.co.uk

WORKSHOP AREAS:

Ground Floor : an overall area of c.440 sqm, made up of a showroom 6.22m x 4.35 / office 4.34m x 6.21m at the front; ramp / loading bay with roller shutter; 7 units, some with doors and used for general storage; paint shop 13.55m x 9.03m at rear.

Staff WC and two sets of stairs to the first floor.

First Floor : an overall area of c. comprising the main joinery workshop 32.128m x 13.71m, with large sliding door with landing area and ramp to the ground floor for goods in / out via secure gated yard at rear. Mezzanine area for parts, staff wc/rest room.

ADDITIONAL AREA

Accessed via the main workshop or via a shutter door from the rear an area used for painted products drying and general storage, measuring 7.02m x 5.18m (ground floor measurement and allowing for staircase to the first floor so this area is reduced).

SAWDUST ROOM

Attached to the workshop to collect the sawdust from the workshop extracting system and accessed externally, measuring 7.41m x 2.52m.

PLANT & MACHINERY:

Within the workshop principal items of note:

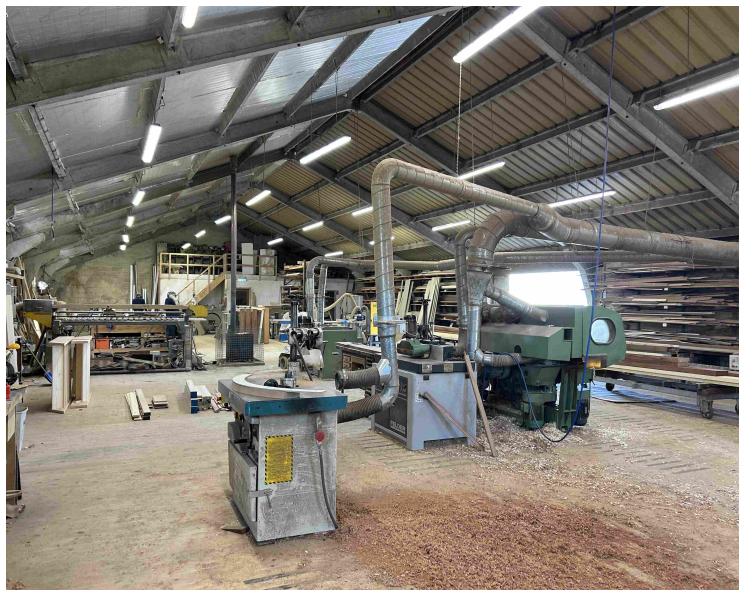
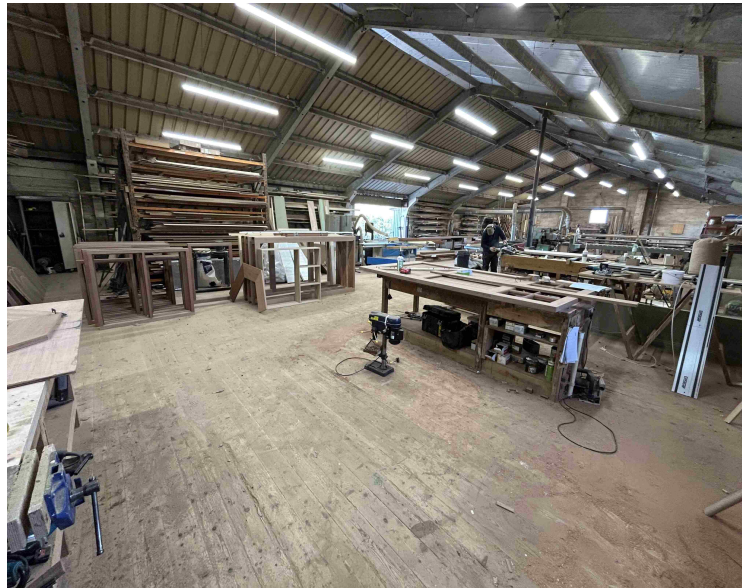
- 2 x Spindler: Felder and Griggio
- 1 x Four Cutter: Wadkin
- 1 x Rip Saw: Wadkin
- 1 x Mortiser: Wadkin
- 1 x Tenoner: Wadkin
- 1 x Thicknesser Planer: Wadkin
- 1 x Surface Planer: Wadkin
- 1 x Belt Sander (7 inch): Wadkin
- 1 x Panel Saw: Griggio
- 1 x Band Saw: DeWalt

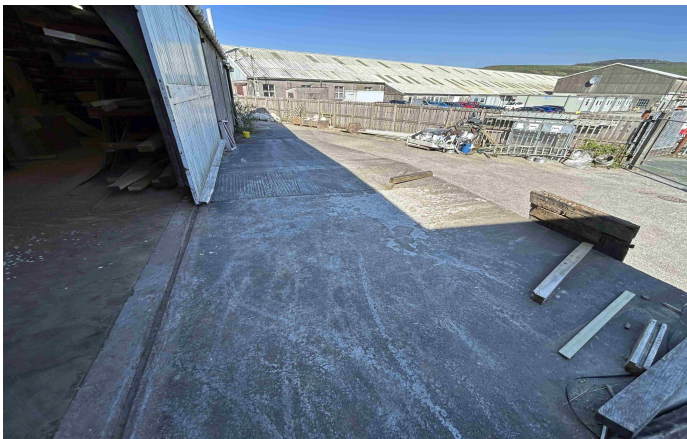
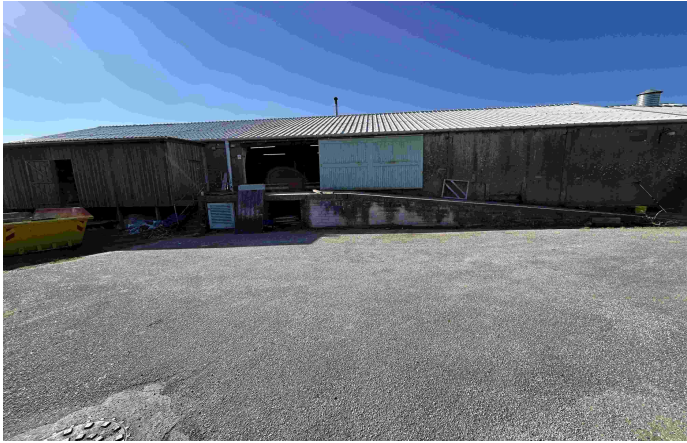
Other:

- 1 x Wagner Spray Gun
- 1 x Electric fork lift: BT Maxi

OUTSIDE

To the front of the building space for c. 10 vehicles, to two sides an additional 7. Access to the rear yard areas used for goods in / out and general storage.





AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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TENURE:

Freehold: Site area c. 0.37 acre. Entrance road off highway owned by Imerys. Our client has right of way with no service charge applied. There is no public footpath or easements over our clients land. A restrictive covenant subsists (held by Imerys) in respect of residential development on the site. Interested parties to make their own enquiries.

Also, available by way of a new lease granted by the owner (Landlord)

Leasehold: 10 year lease with a passing rental of £25,000 on a full repair and insure basis. Renewal provision to apply.

METHOD OF SALE:

Sale of business as a trading going concern on an Asset Sale basis.

SERVICES:

Advised by clients

Drainage : Connected to main supply

Water : Connected to main supply

Electricity : Three Phases

Gas : None

Central Heating : None

Interested parties to make own enquiries via statutory providers.

STOCK:

At cost price on Completion, agreed between seller and buyer.

BUSINESS RATES & COUNCIL TAX:

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 2026)

rateable value is £20.250.

INVENTORY OF FIXTURES & FITTINGS:

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

LEGAL COSTS:

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

ENERGY PERFORMANCE CERTIFICATE:

Low Energy Building.

FINANCE OF PURCHASE:

If you require and advice on a potential purchase of Charlestown Joinery, at no initial cost, please contact Graham Timmins on details below.

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Graham Timmins on 01872 247019

Email gt@miller-commercial.co.uk

Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk



EG Radius Leaderboards

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