



SNOW WALKER CHARTERED SURVEYORS
53 HIGH STREET SAFFRON WALDEN ESSEX CB10 1AR

Domestic Cleaning Agency

**BUSINESS FOR SALE
(AS A GOING CONCERN)**

**Thriving domestic
cleaning agency**

Established 14 years

**Offered for sale effectively
“lock, stock & barrel”**

FOR SALE - £60,000

SNOW WALKER

01799 521761 www.snow-walker.co.uk

The Location

Saffron Walden is a picturesque, medieval town with a rich heritage of old buildings reflecting its wealth as a rural market town. It is characterised by its market, first granted in 1141 to Geoffrey de Mandeville. However, even before that the town's original name was Chipping Walden (Chypping or Chepyng being a Saxon word for "market"). Today that major influencing factor still remains true; the town being a tightly defined and restricted geographical area in relation to the retail centre. It is situated in the far northern extremity of both the County of Essex and the Uttlesford District administrative region. It is approximately 15 miles south of Cambridge University City with its associated high-technology known as "the phenomenon". It is a regional centre and major tourist attraction. It is approx. 9 miles north of Bishop's Stortford together with London Stansted Airport.



Today the retail centre remains relatively tightly defined and is characterised by its *olde-worlde* charm and meandering streets and a relatively high number of specialist convenient shops. Indeed there are a limited number of national retailers represented with an exponentially high proportion of small, interesting independent traders. The principal retail area is King Street and the Market Square which are pedestrianised on market days, being Tuesdays and Saturdays. The town is described as being one of the finest examples of a market town in the east of England and featured in Alec Clifton-Taylor's book "*Six More English Towns*" being the primary retail centre in this part of Essex. It is also considered to have a healthy tourist industry.

Whilst there is no main railway link to the town, this lies approximately one mile distant at Audley End/Wendens Ambo providing electrified access route through to London Liverpool Street. The nearest M11 motorway intersection is Junction 9 South at Stumps Cross, Great Chesterford, though there is another intersection at Junction 8 Birchanger. Travelling time to the City generally therefore is deemed to be about one hour. The town is also held to be one of the finest examples of a market settlement in the country and its prosperity is largely attributed to its geographical location. The town is deemed to have a population of about 14,400.

Domestic Cleaning Agency

(Ref: 15/257)

The Business

This is an excellent opportunity to acquire a thriving, highly profitable cleaning agency. The business is being offered for sale as a result of the proprietor, who operates the business from home, wishing to concentrate on other business matters.

The agency predominantly caters to clientele within a 10 mile radius of Saffron Walden. Currently the business only caters for domestic cleaning contracts however the proprietor has received numerous requests over recent years to provide a commercial cleaning service as well. It might be noted that the rates charged for the services have remained constant for the last 9 year period, again suggesting this could facilitate further growth.

The operation of the business is effectively that of administration, accounts etc. There is a company van which could be included in the sale and there are only very limited levels of stock necessary to operate the venture.

At present 18 members of staff are employed, of which two are full-time, with a gross turnover approaching £120,000. Some 150 homes are serviced on an annual basis. Wages are paid direct to the cleaners who also transport themselves to the various properties. Most of the residential cleaning is carried out using the homeowners own equipment. Customers have a monthly contract and the rates charged are £12 per hour inside Saffron Walden, £12.50 per hour within a 5 mile radius and £13 per hour for 5 miles and further. The income is very constant and the net annual income is over £40,000. The business is **not** VAT registered.

The business operates Monday to Friday with no evenings and weekends.

Terms

This profitable business is being offered **for sale at £60,000**.

Each party will be responsible for their own legal expenses incurred in the transaction.