

Business Appraisal

Name of the Business: **Local Chas & Cheese Ltd**
 Contact Name: **Stewart Stewart**
 Telephone Number: **0789 563 253**
 Email Address: **localchas@btconnect.com**
 Type of Business: **Cheese & Wine Ltd**
 Website:

Package Agreed

YES / NO
 Confidential: ☒ YES
 Fully Confidential: ☒ YES
 4 Page Prestige: ☒ YES
 6 Page Prestige: ☒ YES
 Corporate Sales Process: ☒ YES
 Professional Photography: ☒ YES

Information Required

Contract Signed: ☒ YES
 IWC Letterhead: ☒ YES
 ID S.P.R.O.: ☒ YES
 Photographs Vantage to S.P.R.O.: ☒ YES
 Write Up to Follow: ☒ YES
 Last 3 Years Accounts Vantage to Email: ☒ YES

Non-Contract Meeting
 Attendees Names:

N/A

Reason for Sale (Anticipated Timescale):

Sam McKinnon Asset

Trading Hours and Patterns:

Mon 4.30pm (Almond, Salween)

Competition:

No direct competitor

ALTIVUS GROUP

Contact: 01772 775 759
 www.altivusgroup.co.uk

Financial Information

	Y8 (10) 31.10.13	Y8 (11) 31.10.12	Y8 (10)	ADVISED/PROJECTED
TURNOVER	£448,919	£418,909		
GROSS PROFIT	£119,659	£139,259		
NET PROFIT	£3353	£48,034		
1 Finance	£443	£1132		
2 Donations	£600	£600		
3 Advertising	£3,000	£4,770		
4 Rent	£10,500	£10,500		
5 Diesel/Gas	£10,800	£19,319		
6 Insurance	£2649	£2470		
7 Sundry (S&M)	£15,000			
8				
9				
ADJUSTED EBIT				
1 Depreciation	£13,819	£1466		
2				
3				
ADJUSTED EBITDA	£13,214	£100,896		
REQUESTED/RECEIVED				
REQUESTED/RECEIVED				
REQUESTED/RECEIVED				

ACCOUNTS SEEN /

VERBAL FIGURES GIVEN

Vendor's Signature: **S. S. Story**

Fixed/Major Assets:

Subsidiary 3 S/S, Property
 Vehicle has inclusive Repair & Maintenance Costs £750,000

ie. threshold etc.

Notes:

Who is the property owned by?

Freehold

Leasehold

Long Leasehold

ALTIVUS GROUP

Contact: 01772 775 759
 www.altivusgroup.co.uk

BUSINESS APPRAISAL FORM

Financial Information - continued

FREEHOLD	SHORT LEASEHOLD	LONG LEASEHOLD	RAVABLE VALUE	LANDLORD ADDRESS
Orig Length Yrs	Yrs	Residue Yrs	PA	V Will Grant Own Lease for Negotiable Yrs
When Last Valued	Review Next/Last Review	Yrs	Non Domestic Rates Payable PA £ 6,200	Proposed Rent PA £
Rent £	PAY £	Outstanding Rent £	PA £	PAY £

Break Clauses?

Instructed Asking Price

Vendors Asking Price

01. Has the Business or any part been valued previously?
If so when and how much and who valued it?
YES / NO

02. Is the Business or has the Business been on the market?
If so when and who with?
YES / NO

03. Does the Vendor have any expectations on price?
If so what price does the vendor aspire to achieve? £ 500,000 - after £43,122 etc.
YES / NO

04. Multiples Quoted
3.6 x 9 also 2.5 x 5.0 Earnings

Businesses can be sold using a multiple of adjusted EBIT, adjusted EBITDA, or, depending on the sector, an alternative mechanism of profitability which is agreed upon between the buyer and the seller

Notes

When was the Business established? Jan 1, 1988
Length of current Ownership Jan 1, 1988
Years Months
Years Months

ALTUSGROUP

Contact: 01772 775 759
www.altusgroup.co.uk

BUSINESS APPRAISAL FORM

Childcare

Capacity	Occupancy	%
OFSTED	FEEES	
Date Inspected	Full Time Fee	
Rating	Other Fees Charged	

Which Local Authority is Used?

Healthcare

Registered for?

Types of Care Offered	No. of En-suite	Wet Room?	YES	NO
Fees				
No. of Bedrooms				
% Split Private/Local Authority				

Corporate

Breakdown of Services

- 1
- 2
- 3
- 4
- 5
- 6

Clients - with the percentage of income and if there any contracts in place (with details of length, value etc.)

- 1
- 2
- 3
- 4
- 5
- 6

ALTUSGROUP

Contact: 01772 775 759
www.altusgroup.co.uk

BUSINESS APPRAISAL FORM

Meeting Information

The Meeting with the clients took place at:

- ☒ Business Premises
- ☒ Clients home address
- ☐ Other - please specify

Vendors Declaration

I/we being the vendor of the business acknowledge that all of the information provided by myself, and detailed in pages 1 to 5 inclusive of this document, are correct and complete in every respect.

Signed

S. S. Singh

Date 2-10-2024

ADDITIONAL NOTES

3 full time offices
1 full time # 1 Part time office staff
Slovak Czech 610,000
All equipment owned
Czechoslovak 122 (Region) - finance unit 2016
Czechoslovak 122 (Region) - " " 2025
Low Van (18 Region) - no finance
Domestic & Commercial Customer Bank

ALTUSGROUP

Contact: 01772 775 759
www.altusgroup.co.uk

BUSINESS APPRAISAL FORM

ADDITIONAL NOTES CONTINUED

ALTUSGROUP

Contact: 01772 775 759
www.altusgroup.co.uk