

OBJECTIVE

To secure agreed terms with a buyer/operator by Q4 2026 for the acquisition of the business's goodwill, customer base, and operations, supporting the enterprise's continued growth while providing the current owners with long-term rental income through retained ownership of the freehold.

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Sale of Self-Storage Container Business – Prospectus

SUMMARY

The current owners have successfully run this self-storage business for 10 + years. It is a profitable business specialising in storage containers and trade compounds. The owners are seeking to transfer the land, containers and trading to a third party while retaining the freehold.

KEY HIGHLIGHTS

- **The 5,500 sq m site includes 120 storage containers and 10 compounds.**
- **Occupancy has remained consistently above 90%, even as the business has tripled in size over the past four years.**
- **The site would suit a new entrant due to the low start-up costs, or an established business looking to expand their portfolio.**

THE SITE AND FACILITIES

The site benefits from B8 planning permission for storage and sits on a gently sloping chalk base with no flood risk. It is situated in central southern England on the edge of a city. More than 90% of the storage containers are less than six years old, all with Grafotherm-treated ceilings, and unit sizes range from 5 ft to 40 ft. The site is protected by a professionally maintained CCTV system, and wide tracks provide 24/7 drive-up access to all containers.

THE BUSINESS

The business is currently operated remotely using the Stora platform to manage bookings and the website. Stripe is integrated for payment card transactions. The brand has built a strong reputation and benefits from excellent customer reviews, making it well placed for a smooth transfer to a third party with income generation from day one. The customer base is evenly split between trade/business and household, many of which are long term.

FINANCIAL OVERVIEW

The container and compound storage income has achieved 20% compound growth over the past 5 years and for 2025 was £235,000; this level is being maintained in 2026. Overheads remain low and with no employees there are no TUPE requirements. Bad debt has historically been minimal. The current owners want a commercial land rent for the site and a lease for the containers. A goodwill payment will be required for the customers and brand.

