

Galbraith



PLAY
VIDEO



FOR SALE AS A GOING CONCERN

AN OUTSTANDING ESTABLISHED BUSINESS OPPORTUNITY
SPECIALISING IN FORESTRY TRANSPORT EQUIPMENT AND
MECHANICAL ENGINEERING.

FOREST & FIELD ENGINEERING,
WELTON ROAD, BLAIRGOWRIE,
PERTSHIRE, PH10 6NB

COMMERCIAL
galbraithgroup.com

INTRODUCTION

Forest & Field Engineering is based Blairgowrie in Perthshire offering excellent access to its customer base in the Forestry and Transport sectors. Established in 1991 the business has been family run and seen significant growth year on year.

The subjects are being offered for sale as a going concern. The property is owned by the business owner's SIPP and leased to the business. Accordingly, the transfer of the business can include or exclude the premises depending on the requirements of the purchaser.



- Located in central Scotland with excellent access to customer base
- Industrial workshop and offices extending to approx. 9,109 sq.ft (846.20 sq.m)
- Established business
- Scope for alternative use or new business streams to be added
- About 1.33 Acres (0.53 Ha) in total

Perth 16 miles

Edinburgh 60 miles

Aberdeen 72 miles

LOCATION

The business is run from a modern workshop and offices on Welton Road, Blairgowrie which is the principal commercial area of Blairgowrie. Nearby occupiers include Howdens, Davidsons Country Store, Travis Perkins, Tayside Contracts and Screwfix. The cities of Perth and Dundee are located 16 miles and 19 miles to the south and southeast respectively and provide a wide range of services and access to Scotland's motorway network. Aberdeen lies 72 miles to the northeast and access via the A90 approximately 18 miles to the east of Blairgowrie.

The cities of Edinburgh and Glasgow are both within 1.5 hours drive.

WHAT3WORDS

///twisty.bubble.patrolled

POSTCODE

PH10 6NB





THE PROPERTY

The property at Welton Road comprises a modern workshop of steel portal frame construction with 5.80m eaves with a reinforced concrete floor, block walls to dado height and insulated upper walls and roof panels. To the rear of the property there is a steel frame “leanto” extension with concrete floor insulated wall panels and a roller shutter door. The main workshop has two 5m x 5m roller shutter doors to the front elevation.

Internally, there is a kitchen, W.C’s shower room and stores on the ground floor, the first floor has office accommodation, W.C’s a kitchen and store room. Within the workshop area there are two mezzanine floors providing additional storage space.

In addition there is a 5 tonne overhead crane in the workshop area, a roof mounted 30Kw solar panel installation and wash bay with petrol interceptor in the yard.



ACCOMMODATION

The property has the following Gross Internal Floor Area:

Workshop	6,459 sq.ft	600.14 sq.m
Large Mezzanine	826 sq.ft	76.75 sq.m
Small Mezzanine	452 sq.ft	41.98 sq.m
Office, WC's, Stores First Floor	697 sq.ft	64.75 sq.m
Kitchen, WC, Stores Ground Floor	674 sq.ft	62.59 sq.m
TOTAL	9,108 sq.ft	846.21 sq.m

THE BUSINESS

Forest & Field (F&F) was established in 1991 and has grown year on year setting an impressive reputation as a distributor and the assembly of specialist on board weighing technology for haulage vehicles and forestry transport equipment. F&F also supplies and services equipment for the forestry transport industry such as cranes, trailers, sub-frames, bolsters and central tyre inflation systems. Furthermore, the business supplies, installs and services on-board weighing systems for all types of road transport vehicles including private companies and local authorities as well as providing general mechanical engineering works.

F&F has developed long lasting relationships with a wide range of companies and is a distribution agent for Vishay PM on-board weighing systems, Jonsered/Loglift cranes and accessories, Bigfoot tyre inflation systems, as well as Hultdin crane dampers and Massic link weighing systems. Having built up an excellent reputation in the sector the Business has over 400 active customers, with over 95% of those providing F&F repeat business and a reliable business stream.

The Business is overseen by General Manager and Office Manager both of whom are Partners of the business, with the support of a dedicated and efficient team of employees. F&F employs six members of staff in total, excluding the Office Manager and the General Manager, and benefits from high levels of in-house expertise across the company. It is expected that the employees will be transferred in the business under TUPE regulations.

It should be noted that there are very few competing businesses in area, which gives the business the opportunity to expand in its existing markets, but also for purchaser to add to an existing business where there may be synergies and scope to pursue opportunities in other market sectors. Existing customers range from owner operators to some of the larger hauliers.

Detailed accounts and other pertinent information can be made available on request, following the signing of a non-disclosure agreement. Please contact Galbraith for further information.

An inventory will be taken and agreed with any intending purchaser and passed to the purchaser at transfer.



SALE STRUCTURE

The business is a partnership and therefore a purchaser will acquire the business assets, stock and goodwill.

The property is currently leased to the business by the owners SIPP and therefore the premises may be included or excluded according to the requirements of the purchaser, i.e the existing lease may be assigned to the purchaser or the property may be purchased in addition to the business.

BUSINESS RATES

The property has a rateable value of £28,700.

SERVICES

Water: Mains
Electricity: Mains
Drainage: Mains drainage
Heating: Electric and woodburner to workshop area

VAT

The property is elected to tax for VAT purposes. Accordingly, any purchase is likely to be progressed by way of transfer as a going concern.

PLANNING

Any planning enquiries should be made to:

Perth and Kinross Council
Pullar House
35 Kinnoull Street
Perth PH1 5GD
Tel: 01738 475 000

pkc.gov.uk

DATA ROOM

Information relating to the business including audited accounts, planning consents and other pertinent information are available to seriously interested parties on request via an online data room. Interested parties will be asked to sign and return a non-disclosure agreement before access to the data room is granted. Please contact the selling agents for further information.

SOLICITORS

TBC

ENTRY

Entry will be by mutual agreement.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of B.

DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents.

MINERALS

The mineral rights are included in the sale insofar as they are owned by the Seller.

FURTHER INFORMATION

Viewings are strictly by prior appointment and only through the Selling Agents.

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Galbraith

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IMPORTANT NOTES

1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice.
2. Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances.
3. These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995.
4. Closing Date. A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to CKD Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties.
5. Offers. Formal offers in the acceptable Scottish form should be submitted, through a Scottish Lawyer, to Galbraith, Stirling Agricultural Centre, Stirling, FK9 4RN. Tel: 01786 434 600 Fax: 01786 450 014. Email: stirling@galbraithgroup.com
6. Third Party Rights, Servitudes and Deed of Conditions. The properties that have been sold all benefit from a right of access across the service roads. A deed of conditions has been drafted details the obligations of the parties in relation to the common parties and the share of ongoing and future maintenance. The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.