

FOR SALE

Wholesale Nursery and Online Retail Business

**GRAHAM
SIBBALD**



Hedgehogs Wholesale Nursery & ScotPlants Direct Online Retail, Crompton Road, Southfield Industrial Estate, Glenrothes, KY6 2SF

- Very well established wholesale and retail nursery
- ScotPlants Direct Online Retail platform
- 3.5 acres of land
- Approximately 9,000 sq.ft. of industrial sheds
- Detached bungalow with stunning views
- Database of some 40,000 customers
- Growing turnover of around £470,000 per annum



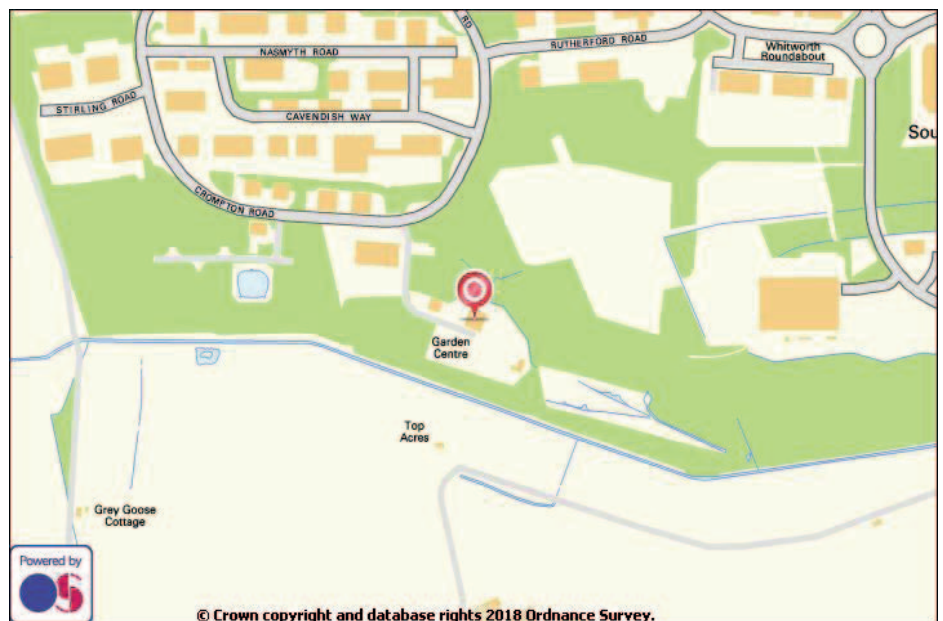


THE PROPERTY

Hedgehogs Nursery is a well laid out 3.5 acre site within an industrial estate to the south side of Glenrothes. The property is predominantly industrial sheds of modern construction with breezeblock and corrugated metal walls and roofs. There is a large single storey glazed roofed retail area and a detached modern bungalow with harled walls and a cement tiled roof.

ACCOMMODATION SUMMARY

- Retail display area
- Management office
- Two packing areas
- Storage
- Outside growing areas
- Detached bungalow (3 Bedrooms)
- Exclusions



The personal effects and furnishings of the owner's accommodation and car (Toyota) are excluded.

EPC

The EPC rating is G.

SERVICES

The property is connected to the mains for drains, electricity and water.

RATES

We understand the Rateable Value to be £11,500.

STAFF

There is one full time and three part time members of staff. As such, T.U.P.E. will be in affect.

TRADE

The business is that of a long established wholesale and retail nursery on the edge of Glenrothes in Fife. Its core business is selling hardy plants and hedging online to an active database of some 40,000 customers. The website (www.scotplantsdirect.co.uk) offers a range of gardening accessories such as plant pots and plant support. The current operators have recently invested and upgraded the online sales platform including a newly designed website. There has also been further investment in additional storage and packing sheds. The business has diversified into supplying local landscape gardeners with bulk aggregates, bark, top soil alongside trees and plants. The vendors also

offer landscape services themselves and there may be potential within the business to align landscape sales with the online plant business and further develop that side of turnover. There may be further growth by improving the retail facilities to retract more consumers to the subjects.

Accounts for the business show a rising turnover over the past two years and we understand that current trading levels are continuing this trend. The vendors acknowledge that their gross profit margins are lower than expected and are focusing on this with an expectation of targeting a gross profit of some 35% over the next 12-18 months. However, they also acknowledge that pricing is somewhat lower than the





competition and it may be possible to improve pricing by some 10% over the same period. Accounts for the business will be provided to seriously interested parties following a formal viewing of the subjects.

TENURE

Feuhold.

PRICE

Offers in the region of £650,000 are sought for the heritable property, the trade fixtures, fittings, furnishings and equipment together with the goodwill of the business which is being sold complete as a going concern. Stock and trade will be purchased at an additional price at valuation on the date of entry.

VIEWING

Strictly by appointment to be made through Graham + Sibbald. Please do not approach the property without an appointment.

OFFERS

All offers couched in Scottish legal terms should be submitted to the owner's sole selling agents at the address below.

Graham + Sibbald
233 St Vincent Street
Glasgow
G2 5QY
0141 332 1194

To arrange a viewing contact:



Peter Seymour

Head of Hotels & Leisure Agency
peter.seymour@g-s.co.uk
0141 332 1194



Colin Devine

Surveyor
colin.devine@g-s.co.uk
0780 389 6927

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: June 2018