



OVERTON FACILITY
Dyce Drive
Aberdeen
AB21 0EQ

CAIRN YARD
Kirkhill Industrial Estate
Dyce, Aberdeen
AB21 0HH

FOR SALE

**OVERTON VEHICLE DISMANTLERS
DYCE FACILITY and CAIRN YARD**





Cairn Yard

The Opportunity

As a consequence of our clients' forthcoming planned retirement the opportunity to acquire The Overton Vehicle Dismantlers business has arisen. The business began in February 1968 as Overton Garage with a 24hr vehicle recovery service, which has now evolved into one of the country's leading vehicle dismantlers and recyclers. The business operates from two sites. The Overton Garage facility on Dyce Drive is where the dismantling and recycling of vehicles is undertaken and includes extensive yardage, workshops, warehouses, office and staff welfare accommodation. The Cairn Yard on Kirkhill Industrial Estate is where vehicles are received in the first instance and then sorted for onward processing.

Overton Vehicle Dismantlers is a leading member of a number of major trade bodies and is well respected throughout the dismantling business as well as meeting the high requirements of statutory authorities, notably Scottish Environmental Protection Agency (SEPA).

Memberships include:

- Vehicle Recyclers Association (formerly Motor Vehicle Dismantlers Association - MVDA)
- National Salvage Association
- Scottish Motor Trade Association (SMTA)

The land, buildings and business is offered on a fully equipped operational basis with stock to be agreed at valuation.

Description:

For descriptive purposes the properties can be described in the undernoted two headings:

- Overton Garage
- Cairn Yard

Overton Garage

The subjects comprise an extensive industrial site of 7.7 acres currently being utilised as a vehicle dismantling and recycling operation with substantial associated yard area, and an attached service, repair and MOT centre.

The buildings comprise a series of interlinked, predominantly steel portal frame buildings with a combination of rendered blockwork and profiled metal clad walls.

The main office/customer reception block is configured to provide cellular office space at first floor level with further offices, staff breakout areas, wc's and a customer trade counter area at ground floor level.

To the rear of the office building are the 2 parts stores and the dismantling workshop area, both contained within steel portal frame buildings, finished with screeded concrete floors. The workshop benefits from 2 roller shutter doors, one to the front of the building and the other to the rear, leading into the yard area.

The service, repair and MOT centre comprises a steel portal frame building of 405sq.m incorporating 5 vehicle lifts (including the latest spec. MOT testing equipment). It also has high bay sodium lighting, compressed air and warm air heating. The unit incorporates a steel framed mezzanine storage level as well as a staff washroom, MOT viewing area and workshop office with shelved and binned parts storage above.

To the front of the buildings there is a tarmac surfaced forecourt/customer parking area, as well as a separate staff parking area offering 20 car parking spaces, surfaced in blinded hardcore.

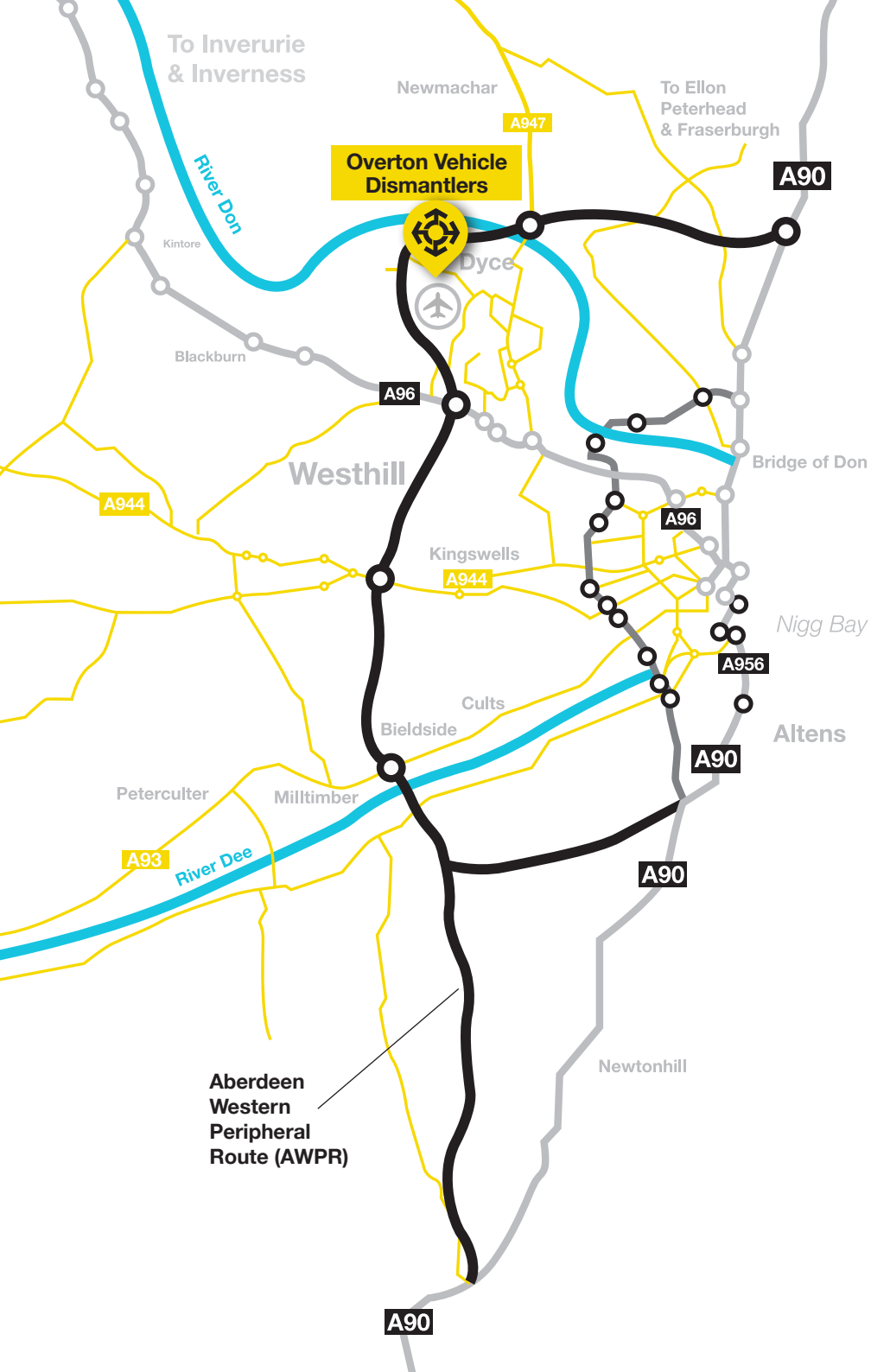
The north of the site is largely given over to yard space, predominantly surfaced in blinded hardcore, with the exception of a section of concrete, as well as limited concrete surfaced circulation roads. The yard is irregular in shape as well as topography with a large area of 3 tier racking for easy access and safe storage of high value vehicles. There is an industrial weigh-bridge at the entrance to the yard.

The site perimeter is secured by metal palisade fencing and there is an extensive external and internal closed circuit TV system.

Cairn Yard

The subjects comprise an irregularly shaped site of 4.58 acres within the former Dyce Quarry. The site has been levelled and surfaced in blinded hardcore to provide open storage space. There is a small area of concrete hardstanding to the west of the site upon which is erected a temporary tubular framed shelter. The site perimeter is secured by metal palisade fencing. Access is via a privately owned mutual access road.

We would refer you to the included extract Ordnance Survey plans which illustrate the extent of the respective sites.



Location

The main Overton Garage and Cairn Yard are located in the Dyce area of Aberdeen, Scotland's third largest city which lies on the north-east corner of Scotland with a population of approximately 215,000 and a regional catchment of approximately twice this figure. Aberdeen is the primary service centre for the North-East of Scotland and is the European on-shore centre for oil and gas exploration and production in the North Sea, as well as enjoying global reach in the expertise on offer within the oil and gas sector. The city has two universities, five international research institutes and a prestigious corporate community with over 150 international companies.

Dyce is a well-established commercial location situated approximately 7 miles north-west of Aberdeen City Centre and Overton Dismantlers is located a short distance to the north of Dyce Drive, the principal arterial route skirting Aberdeen International Airport and serving the business and industrial occupiers within the area. The property is also extremely well located to take advantage of the forthcoming road improvements, notably the new Aberdeen Western Peripheral Route (AWPR) (as can be seen from the adjacent location plan) and the nearby Aberdeen goods railhead.

Overton Garage is located off Dyce Drive whilst the Cairn Yard is situated just 0.7 miles away at the site of the former Dyce Quarry, overlooking Kirkhill Industrial Estate and the properties lie within close proximity to each other.



Accommodation:

Overton Garage

Extending to a total site area of 3.11 hectares (7.7 acres) or thereby the accommodation extends as follows:

Description	Floor	Area	
		sq m	sq ft
Office Block	GF	116.2	1,251
Office Block	1st	112.1	1,207
Parts Store 1	GF	142.6	1,535
Parts Store 1	Mezzanine	142.6	1,535
Parts Store 2	GF	122.2	1,316
Parts Store 2	Mezzanine	122.2	1,316
Workshop	GF	288.2	3,102
MOT Workshop	GF	405.3	4,363
MOT Workshop	Mezzanine	116.3	1,251
Total		1,567.7	16,876
Yard		6.25 acres	2.875 hectares

Cairn Yard

Description	Area	
	Hectares	Acres
Open Storage	1.853 ha	4.58 acres

Energy Performance Certificate (EPC)

The subjects have an EPC rating of "C". Full details can be provided on request.

Services:

Overton Garage

The property is connected to mains supplies of electricity and water with drainage to a private septic tank. Heating within the offices is via a combination of wall-mounted electric panel radiators and oil fired warm air blowers.

Cairn Yard

Water supply and soil waste drainage are provided to the edge of the site only and there is provision for surface water drainage via a three stage interceptor to the main public sewer.

Rating Assessment:

The subjects are presently entered in the Valuation Roll with effect 1st April 2017 as follows:

Overton Garage and Dyce Facility - £190,000 [Under Appeal]

Cairn Yard - £76,000 [Under Appeal]

The uniform business rate for commercial premises with rateable values in excess of £51,000 is £0.492 for the financial year 2017/18. Water and sewerage charges will be separately levied by Scottish Water.

Planning and Other Consents:

- SEPA certificate of registration under the Control of Pollution (Amendment) Act 1989
- Office of Fair Trading standard licence (renewal) No.354497
- City of Aberdeen Council Authorisation No ABD/93/006 operation of a waste oil burner.
- SEPA Waste Management Licence (No WML/N/20076)
- SEPA End of Life Vehicles (Storage and Treatment) licence (No WML/N/20076)
- Established Use Certificate 14th December 1977 No CP 76/121/178
- Unconditional approval of planning application November 2016 to form additional storey above existing garage. Ref 161629/DPP



Main Office



Main Yard (West view)

The Business:

Overton Dismantlers comprises a range of activities which will be familiar to those operating within the sector. The key areas of activity include:

- Vehicle recovery
- Storage and assessment – liaising with insurance companies with whom Overton Dismantlers have existing contractual arrangements.
- De-pollution and recycling, the business is an Authorised Treatment Facility (ATF) and is fully SEPA certified and on occasions is used by SEPA as an exemplar of best practice.
- Sales – the sale of parts to retail and trade purchasers, export sales of vehicle components, sale of damaged and undamaged vehicles, via a weekly on-line auction site.
- Processing end of life vehicles.
- Import and sales of specialised vehicle recycling equipment.
- Service and repair centre – the workshop has been used for fitting of parts, servicing, and MOT testing.
- The business benefits from a wide range of existing contracts with leading insurers in respect of vehicle recovery covering the bulk of Scotland north of the Central Belt with a fleet of branded vehicle transporters. An inventory of plant and equipment will be available to genuinely interested parties and all equipment is fully tested and certified.

Full details of current stock would be provided to interested parties and it is proposed that stock would be transferred at agreed valuation.



Reception



Weighbridge

Trading Information:

Extract Profit and Loss trading information for the previous five years will be made available to genuinely interested parties who have formally noted an interest and undertaken a site inspection.

Tenure:

The properties are offered on the basis of outright ownership of the heritable interest subject to vacant possession

Quoting Terms:

Upon Application

Viewing and Further Information:

Interested parties should contact Graham + Sibbald with a view to arranging a viewing and meeting with the client who can provide further information in relation to the operation of the business.



Photo: Cairn Yard



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Disclaimer:

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