



DUNNETS FORD GARAGE
Mansons Lane
Thurso
KW14 8EP

GROUP BUSINESS SUMMARY

- Site located in North highland coastal town of Thurso
- Fuel volume 2,540,000 litres for Y.E 30/04/23
- Average margin of 7ppl.
- Turnover £7,219,934
- Gross Profit £680,895
- EBITDA £169,812
- Energy Rating C
- Site area approx. 1.4 acres
- Ford Main Dealership
- Full MOT/ Service /Repair facility



*Management accounts Y.E 30/04/23

THE OPPORTUNITY

- The business was established in 1899 and is one of the UK's longest established Ford Dealerships, with its inclusion to the business in 1919. The site has been refurbished and extended throughout the vendor's ownership, and the business has seen considerable growth in that time, due to the quality of the offering and the excellent location of the site. Dunnets Ford Garage sits on the NC 500 route. The garage is one of only a few places to offer 24hr fuel services in the area.
- Dunnets Ford Garage benefits from a large flat plot of circa 1.4 acres. This gives ample opportunity to redevelop the site to add a larger forecourt shop or/ and electric charging points if required. Due to the size of the plot, there may be an opportunity to rebuild incorporating a drive through offering. (STPP)
- The business has MOT service & repair workshops which are extremely popular with the local community and returns a substantial turnover and profit margin towards the business. This area could be expanded or incorporated into a larger forecourt shop offering.
- The forecourt business benefits from a five-year Certas Energy /Gulf supply agreement which commenced on 19th December 2022.

DUNNETS FORD GARAGE

SITUATION

Thurso is the most Northerly town in Scotland and sits on the world famous NC500 motor touring route through the Highlands.

The site is situated on Mansons Lane, and sits adjacent to The River Thurso. The town sits on the A90, giving access South to Inverness, through to Perth, Edinburgh and The South.

Thurso has a population of circa 8,000 people and sits in the county of Caithness which has a population of circa 25,500 people.



THE PROPERTY

The property comprises a petrol filling station, forecourt store, Ford car showroom and MOT and Service Centre. The total site measures approximately 1.4 acres. There are two large spaces outside for used car sales displays including a secure external vehicle storage compound.

The Ford main dealer showroom provides an indoor display area for new and used cars over a split-level design with bright modern lighting and large windows. This is the only new car franchise in Caithness and one of only two north of Inverness.

The forecourt consists of four Tokheim fuel islands with dual hose dispensers, and a total of twelve nozzles supplying unleaded and diesel fuels. (24 hr credit card pay facility on each pump) Along with the Repair/ Bodyshop, the engineering workspace provides facilities such as servicing, tyres, MOT's and diagnostics. Externally, there are three jet wash bays, a vacuum cleaning facility, air dispenser and off-street parking.

FUEL TANKS

We understand from the owner that the tanks are of single skin steel construction and have been well maintained throughout the vendor's ownership. The pipework is also single skin steel.

TANK NUMBER	FUEL TYPE	CAPACITY	AGE*
1	Diesel	13,500	30 YRS
2	Unleaded	9,000	30 YRS
3	Unleaded	18,000	30 YRS
4	Diesel	13,500	30 YRS
5	Diesel	25,000	30 YRS

* Approximate age

DUNNETS FORD GARAGE



INTERNAL DETAILS

The forecourt store offers a range of convenience and household goods, fresh foods, confectionery and soft drinks, news and magazines, tobacco and car care. There is a stand-alone Tchibo coffee machine, lottery, customer WC and a stock room and office.

The split-level Ford main dealership showroom displays new motor vehicles along with second hand cars and vans. There are various outdoor areas on the plot for additional displays.

The workshop service areas come fully equipped to assist with MOT's, servicing and repairs with machinery and equipment including:

- 6 x workshop/body shop ramps with up to 5200kg capacity
- MOT bay with 4 post lift, emission and roller brake tester
- Burntwood spray booth
- 1 x Scissor lift
- 1 x Tecalemit Headlamp tester
- 1 x Hofman brake tester

FIXTURES & FITTINGS

We are advised that all fixtures and fittings are included in the sale subject to an inventory, with the exception of any items that are on free loan for promotional purposes.



STAFF

Day to day operations on site are carried out by the owner along with a team of full and part time staff. A full staff list can be made available to interested parties. TUPE regulations will apply to all members of staff.

TRADING INFORMATION

Full accounts can be provided following a formal viewing of the site. Trading information for the years ending 30th April 2021, 30th April 2022 and 30th April 2023 as summarised below:



YEAR ENDED	30/04/2021	30/04/2022	30/04/2023
Fuel Sales	2,255,496	3,363,355	3,599,900
Shop Sales	87,820	109,072	115,410
Car Sales /repairs/others	3,698,297	2,978,059	3,504,624
TOTAL SALES	6,041,613	6,450,486	7,219,934



TENURE

Freehold Asset sale with asking price of £1,350,000.
Stock at valuation in addition.

OPENING HOURS

Sales and Servicing: 8am – 5.30pm, Mon to Fri

Forecourt: Mon - Fri, 7am -9pm

Sat, 8am -9pm

Sun, 9am -9pm (Self-service credit card on pumps after 5.30pm)



VIEWING

For an appointment to view please contact Mark Lavery at Christie & Co.



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