



For sale as a going concern, this highly regarded and long-established (1950) electrical business is brought to the market due to retirement.

R&R Urquhart LLP

Pat Fraser electrical shop is a local family run business, established by the present owner's Father in 1950. The shop has served the community since then, offering a very high level of customer service.

Due to retirement, this highly reputable electrical business is available to buy. It should be noted it is only the business which is for sale and not the shop premises. The premises, 41 High Street, Nairn will be available to the buyer for lease on a long-term basis, at a very realistic figure of £500 per calendar month. If the premises go up for sale, the new business owner would have first option to buy.

The majority of the business is engaged in domestic and commercial electrical work, inspection testing of premises and appliances and retail of white and brown goods

Due to the closure of retail shops in the surrounding area, the business is expanding to Forres and Inverness. The shop has limited competitors within the town and surrounding area.

Another key element of the business is that the shop also retails fishing, shooting and sport goods.

Although this is a busy lucrative business, due to demand, there are further opportunities for future expansion.

Relevant Information –

There are 5 employees required to be retained by the new owner.

Two fully-qualified electricians.

Two apprentices (1st stage and 3rd stage)

One TV engineer

One shop assistant – will not be continuing in the role

5 vans will be included in the sale. No finance is outstanding, and the vans are approximately 4 -5 years old.

Stock will be valued by a competent Stock taker closer to the time of completion and this will be payable over and above the asking price.

The asking price of £50,000 includes fixtures, fittings, equipment, vans and some allowance for goodwill.

Floor area approx. 180 square meters.

Accounts available to genuinely interested parties.

The Seller may be available on a consultancy basis if desired.

Features

Front shop with two full-height display windows , workshop, large store, 2 offices, kitchenette, cloakroom with WC and WHB.

Extras Included

Heating	Gas central heating (new Worcester boiler)
Rateable value	Restricted to £3,000 pa
Gas	Mains
Electricity	Mains
Water	Mains
Drainage	Mains
Telephone	Wired

The seller does not undertake to accept the highest or any offer and also reserves the right to accept a suitable offer at any time.

Offers

Formal offers in an acceptable legal Scottish form should be submitted in writing.

Closing Date

A closing date by which offers must be submitted may be fixed at a later date. Prospective purchasers are advised to register their interest with selling agents through their Solicitor.

Only parties who have noted an interest formally, through a Solicitor will be advised of a closing date, but notwithstanding, the seller reserves the right to accept an offer at any time without further intimation.

These particulars are provided for the guidance of interested parties only and, while they are believed to be correct, neither their accuracy nor their comprehensiveness is guaranteed and prospective purchasers will require to satisfy themselves on all aspects thereof.