



Offers Over
£295,000
(Freehold)

Munro Fruit Merchants
Unit 4, Blairliath Industrial Estate, Tain, IV19 1EB





Well-established Highland based fruit and vegetable wholesalers based in the thriving town of Tain

Easy-to-operate business model with sound client base, and potential to expand

Trading from a large freehold unit and yard, comprising of storage areas, chilled stores, office, and bathroom facilities, extending to over quarter of an acre

Robust turnover and operating profitably with an experienced small team

Detailed handover period available plus full introduction to the existing client base

DESCRIPTION

Munro Fruit Merchants is a well-established business with an excellent reputation and over 25 years' experience supplying to many businesses across the North Highland area. Operating mainly as a wholesaler of fruit and vegetable products, the business distributes across the region, extending to Inverness, Inverness-shire, Caithness, Sutherland and Ross-shire. The focus has always been on customer satisfaction and the quality of the product offered which is sourced locally where possible. Trading from Unit 4, out of the Blairliath Industrial Estate in Tain, the location is ideal for easy access of vehicles.

The main unit is a ground floor storage facility extending to around 160m² with a large work / storage area, chilled storage room and staff facilities, as well as a modern office accessed via a separate front door. There is a dual temperature external cold storage building located to the side of the main building. The total area extends to 0.26 of an acre and is wholly owned by the business. The vans are currently leased. The current owner is willing to provide a full handover period including personal introductions of the new operators to clients.

TRADE

Munro Fruit Merchants trades mainly through the provision of wholesale fruit and vegetables plus ancillary goods (including dairy products), to a wide range of local businesses set across the Northern Highlands. During lockdown the business constructed an online shop for the general public, offering a simple and easy website with basket, checkout, and delivery for a small fee. This has proven so successful that this operation is now a permanent part of the business model. Trade is robust and growing with turnover for the year ended 2021 achieving nearly £1m.

REASON FOR SALE

Having successfully operated the business for over 25 years, it is now the desire of the vendor to retire which brings this successful and profitable business to the market. The owner is happy to assist new owners in the early stages to ensure continuity.

STAFF

The business is owner operated with the support of 11 full-time and 1 part-time member of staff.



LOCATION

Tain is an attractive and historic market town in Ross-Shire which sits on the A9, the main arterial route in the Scottish Highlands. Tain has a wide range of amenities including shops, supermarkets, medical facilities, schools and recreational facilities. The unit benefits from a central trading location with numerous other trading outlets.

Tain as a general location is certainly popular for walkers and field sportsmen with an abundance of local wildlife, trout and salmon fishing opportunities. Golf is another popular activity in the area with a championship standard course in Tain plus the famous Championship Course of Royal Dornoch which is only a short drive away. For tourists, Tain is well placed to explore a range of castles, distilleries and indeed is a good base from which to make a day trip to Loch Ness and visit the Highland Capital itself. The locale is well-known for its lovely golden sandy beaches, especially at Dornoch and Portmahomack, both within a short drive. Inverness, the Capital of the Highlands, is approximately 35 miles away, accessed by an easy commute and offering extensive shopping, leisure and entertainment facilities, along with excellent road, rail and air links to the south and beyond.



PROPERTY

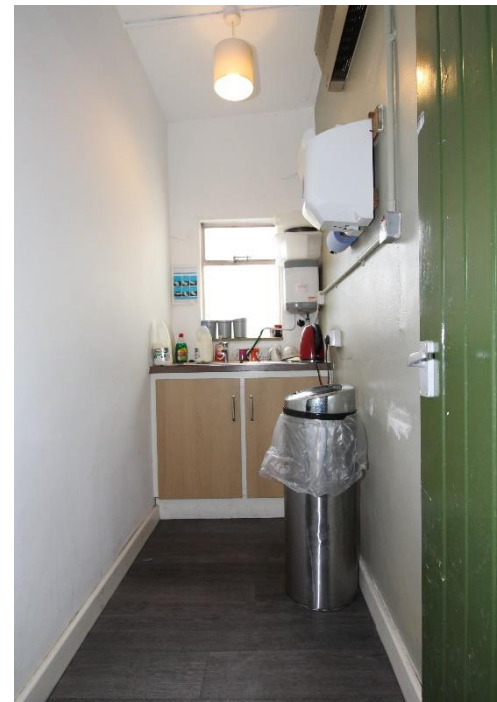
The business trades from a detached single storey unit of block construction. The main unit extends to 160m² and comprises of an open-plan storage and work area set with tables and shelving. There is also a large chilled room which maintains the required low temperature, ensuring produce is kept fresh.

Other facilities include wc and staff area as well as further storage areas. There is a cold store to the side of the main building of approx 46m², providing an additional chilled store.

Access to the property is via large sliding double doors set to the front of the building, and a smaller door with direct access to the office. There is parking to the side of the unit.

GROUNDS

Unit 4 extends to just over quarter of an acre. There is an area of grassed lawn which could be utilised for further development subject to relevant consents.



TITLE NUMBER

The property has a title number of ROS10538.

SERVICES

The property benefits from mains electricity, water and drainage.

WEBSITES

Munro Fruit Merchants (munrotain.co.uk).

ACCOUNTS

Accounting information will be made available to interested parties further to viewing.

RATEABLE VALUE

The business elements have rateable value of £5,900, split of over two entries, references 03/32/090225/6 and 03/32/090300/4 (effective from 1 Apr 2017) and receive a 100% relief under the Small Business Bonus Scheme with a net payment liability of £zero for eligible applicants.

PRICE

Offers over £295,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory). Stock to be sold at independent valuation. The vendors may consider a lease to buy option on the building, contact the selling agents for further details.

DIRECTIONS

See Map Insert. What3words: /// koala haven breached

EPC RATING

The EPC rating is 'tbc'.

FINANCE & LEGAL SERVICES

ASG Commercial Ltd is in touch with several lenders and lawyers who provide specialist advice to the trade. We will be delighted to discuss your financing requirements with you and make an appropriate introduction.

VIEWING

All appointments to view must be made through the vendors selling agents: ASG Commercial Ltd, 17 Kenneth Street, Inverness, IV3 5NR

Tel: 01463 714757 (5 Lines)

E: info@asgcommercial.co.uk

Web: www.asgcommercial.co.uk

OFFERS

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised.



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