



Offers Over  
**£182,500**  
(Leasehold)

**Ness Joinery & Manufacturing,**  
The Old Sawmill, Clachnaharry, Inverness, IV3 8RA







Highly respected joinery and manufacturing business

Great future order book reaching into 2025

High quality machines and tooling

Ideally set up manufacturing facility

Profitable business offering an excellent opportunity with development potential



## DESCRIPTION

Ness Joinery & Manufacturing is a well-known joinery partnership based in the Muirtown canal basin in Inverness. The business rents the premises from Scottish Canals and is ideally located with the required space and general arrangement for the production of the high-quality products that they manufacture. The building nicely splits into 4 functional areas, manufacturing the components, assembly of these components, the finishing of the final product and the administration / welfare area. The business comes with an enviable reputation and an order book stretching into 2024.

## TRADE

Ness Joinery & Manufacturing is a high quality well-recognised brand within the Highlands. The company has developed an outstanding reputation for craftsmanship and quality of the work. They have particular experience advising and working on listed buildings and in recent years have developed a lucrative niche restoring, upgrading and replacing traditional sash & case windows. The business has the experience, skill and equipment to manufacture a wide variety of hand-crafted bespoke items to meet their clients' requirements. The partners take pride in fully understanding their customer's needs and exceeding expectations by creating exceptional workmanship. The business's success has seen their order book grow to such an extent that work is currently being booked in for 2024 and their stellar reputation mean clients are happy to wait. This is testament to the high quality of their work. There are currently 4 partners.

## STAFF

The current owners work full time in the business and do not employ staff.

## REASON FOR SALE

It is the desire of 2 of the partners to retire that brings this excellent opportunity to the market. The remaining partners would be open to continue under the new owners, bringing their knowledge and expertise to the ongoing business. The exiting partners are willing to supply advice and guidance for a reasonable period of time, post sale.









## LOCATION

Ness Joinery is situated in the Clachnaharry basin. The workshop is easily accessed along the northern towpath. Inverness is the commercial and administrative centre for the Highlands of Scotland. It is a vibrant and growing city with a population in the region of 50,000 and a geographical shopping catchment area spanning 10,000 square miles, with a potential catchment population of around 200,000; with such expansion comes many opportunities in both commerce and social activities. Such growth benefits established businesses and ensures year-round potential trade.

## THE PROPERTY

The property is owned by Scottish Canals and as such is not included within the sale. Ness Joinery & Manufacturing is set within this excellently presented workshop, with traditional white painted stone facade frontage offering prominent signage and branding opportunities. There is ample space for signage over the main works door and on the side elevation. The workshop is situated adjacent to the Muirtown locks on the Caledonian canal. The vendors added an extension to the side of the original building some years ago and this acts as the reception / office and welfare facilities of the business. From there you can access the main workshop area where there is an array of different joinery tools, all carefully located to allow good working space and easy access to the machines tooling located on the adjacent wall / cabinets. The workshop is fitted with a dust extraction system, with direct connections to the various machines. A list of machines and tooling is available to seriously interested parties subsequent to a formal viewing. To the side of the workshop there is a separate assembly area, with two work stations. Adjacent to this is a separate spray booth with an extraction booth on the rear wall. Outside there are various containers and covered open stores which house materials and components used in the manufacturing process. Adjacent to the dust extraction system is a briquette manufacturing unit, allowing the owners to repurpose and sell their waste sawdust.













## SERVICES

The workshop benefits from mains electricity and water, with drainage/sewerage via a septic tank. The electrical installation is relatively modern. Heating is provided by direct electric appliances.

## ACCOUNTS

This operation enjoys a consistently high level of sustainable profitability from the year-round operation. Nonetheless, further business development opportunities are considered possible. Full accounting information will be made available to seriously interested parties subsequent to a formal viewing.

## OPPORTUNITIES

This attractive sale presents a number of opportunities to prospective owners such as:

- Increase staffing levels to enhance the production side of the business by increasing machine utilisation and maximising output
- Consideration of additional service lines that could be offered as a result of the facilities onsite
- A well-known business with enviably experience craftsmen which could provide existing joinery firms a high-quality platform to extend their offering









## PRICE

Offers over £182,500 are invited for the goodwill, client pipeline and agreed assets of the business. The lease from Scottish Canals has run since June 2001, on an annual renewal basis.

## EPC RATING

This property has an Energy Performance Rating of 'TBC'.

## DIRECTIONS

See map insert. What3words reference is ///edits.lofts.rental

## RATES / COUNCIL TAX

The industrial workshop has a rateable value £3,500 as at April 2017, property reference number 06/31/159004/5, and benefits from rates relief under the Small Business Bonus Scheme for eligible owners. The proposed 2023 rates value is currently £4,300.

## WEBSITE AND WEB PRESENCE

The business has a website; <http://www.nessjoinery.co.uk/>, and has a presence on Facebook.

## PLANS

Indicative plans are available upon request from the selling agents ASG Commercial Ltd.

## FINANCE & LEGAL SERVICES

ASG Commercial Ltd is in touch with several lenders who provide specialist finance. We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have access to a large team of legal experts who can act in all legal matters arising.

## 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](mailto:info@asgcommercial.co.uk)

Web: [www.asgcommercial.co.uk](http://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 of a closing date, should one be set.



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