



Offers in the Region Of
£430,000
(Freehold)

The Tain Pottery,
Aldie, Tain, IV19 1LZ





Opportunity to purchase an internationally established and reputable stoneware pottery business with a total internal floor area of approximately 723m²

Excellent trading location on the popular North Coast 500 route with great signage

Year-round trade generating a strong net profit

Includes extensive retail areas

Superb production facilities and spacious external grounds offering business expansion potential





DESCRIPTION

The Tain Pottery operates from an impressive property, set in a beautiful location around a mile south of Tain. Benefitting from great signage, The Tain Pottery is ideally located on the North Coast 500 route. The building dates back to the early 1800's. Classified as an agricultural vernacular building, containing a grist mill and a byre. The vendors sensitively developed the building, in 1996 when they purchased it, restoring the first floor of the central section and attic storage areas over the middle and west wings.

The sale includes a diverse range of areas including a shop, manufacturing facility, decorating, packaging and dispatch area and an office to the rear. The floor area extends to around 723m². The business is sold with all equipment, fixtures and fittings as seen.

BUSINESS OPERATION

The Tain Pottery has been trading since 1996 as a partnership. A sustainable business benefitting from a great reputation across Scotland and beyond. This exciting business opportunity is one of the Scotland's largest ceramic manufacturers, manufacturing a number of internally generated designs, which are all included in the sale.



A number of diverse methods and techniques are used in production of the stoneware, from hand built and thrown to jiggered and jollied, to extruded and pressed. The production area is highly effective, being split into different functions. The north east wing houses the clay processing and with a number of the jigger and jolly machines, a ram press and a number of kilns. Full details of equipment and machinery is available. The ground floor of the connecting building to the other two wings, is used as the throwing area and for glazing and dispatch wrapping. The first floor is used for decorating and mould making. Throughout the building there are portable pottery storage racks that are utilised when the pottery is made for transporting. The workshops are well equipped facilitating the production of a wide range of bespoke items.

The business sends their products throughout the UK and has sent their products all over the world. The Tain Pottery operates with a small team of skilled staff. It generates a sound level of income and produces a good adjusted net profit. The business has tremendous potential to increase its turnover above the current level. The business has a professional website (<https://tainpottery.co.uk/>) which gives an indication of the work undertaken. Since COVID the business has been trading at a restricted level due to the personal circumstances of the current owners allowing the new owners the scope to expand the trade.



REASON FOR SALE

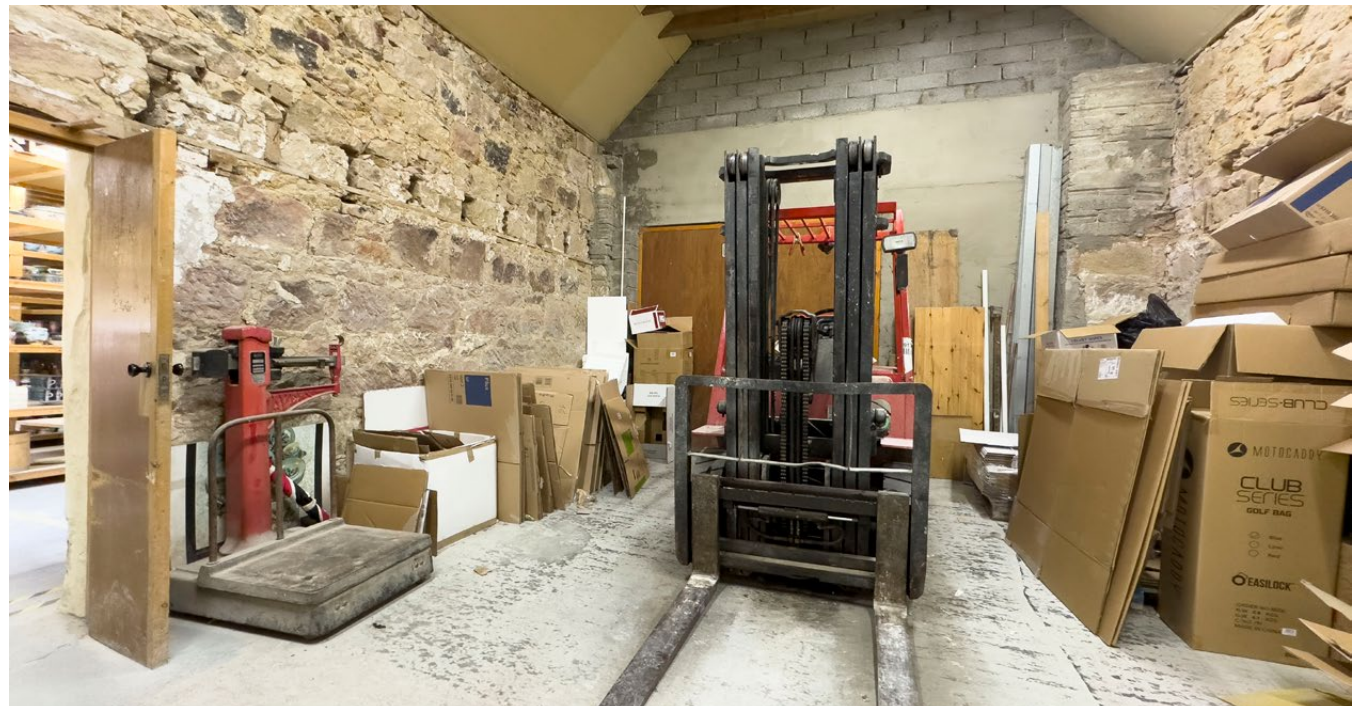
The current owners wish to retire and therefore have consequently placed The Tain Pottery on the market.

LOCATION

The Tain Pottery is located just outside of the town of Tain on the busy A9 trunk road which links Inverness with Thurso and the Orkney Ferry. Tain railway station is on the Far North Line, linking Thurso and Wick with Inverness. Tain has a wide range of amenities including shops, supermarkets, medical facilities, schools and recreational facilities. The pottery benefits from being a VisitScotland sign posted on the A9 and about 200m away.

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 was granted its first royal charter in 1066, making it Scotland's oldest Royal Burgh.

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. To the north lies Golspie, the home of the most northern UK outdoor karting track. It has a great reputation, with some junior drivers making it onto the big stage of F1. 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.







THE PROPERTY

The original subjects are of stone construction under slate roofing and dates from the early 1800s, possibly earlier. Accommodation is mostly arranged on the ground floor, with first floor decorating areas and attic storage over the central wing storage area. Public entry is into the retail element of the business on the south west wing. The hard standing extends to the rear of the south west wing to allow deliveries and product dispatch. Each of the different pottery production methods used on site have dedicated areas within the building. The building has been maintained since ownership in the mid-1990s with significant sections of the roof being replaced during this time. The power distribution has been rewired from the main boards located in the throwing section of the building, providing separate distribution boards in each of the functional areas.

To the rear of the north east wing, is the office and W.C. Above this there is storage, materials being placed using the forklift. There is an LPG tank at the rear of the building. There are also extensive grounds to the rear offering storage and parking. The property is clearly signed from the main A9 trunk route.

OWNERS ACCOMMODATION

There is no owner's accommodation with this property.

GROUNDS

Grounds include off-road parking and access for large vehicles. They are mostly laid to hard finishes suitable for the parking, with flower and shrub beds around the perimeter of the parking. Between the shop wing and the store, the grass quadrangle is being developed as a wild meadow. The other quadrangle has been left with hard finishes and could be developed.

SERVICES

The property is served by 3 phase mains electricity, water and septic tank drainage system. The effluent water is treated through a septic tank and then a biological purification system. This system is shared with a domestic property which is currently owned by one of the Sellers.

EPC RATING

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





ACCOUNTS

Accounting information will be made available to seriously interested parties subsequent to formal viewing.

PLANS

A copy of the title and building layout plans are available from the selling agents.

WEBSITE

The business has a fully functioning web site <https://tainpottery.co.uk/>, which is informative and facilitates online shopping. Google reviews have a 4.5 star rating.

RATEABLE VALUE

The rateable value of the property is £10,800, reference number 03/31/014505/4, (effective from 01 Apr 23) benefitting from a 100% discount under the Small Business Bonus Scheme, for eligible applicants. The property extends to around 723m².

PRICE

Offers in the Region Off £430,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

DIRECTIONS

See location map. What3words reference [///confined.silver.loudness](https://www.what3words.com/)

FINANCE & LEGAL SERVICES

ASG Commercial Ltd is in touch with several lenders who provide specialist finance to the hospitality trade. We have access to a large team of legal experts who can act in all legal matters arising to include conveyancing and license transfers.

VIEWING

All appointments to view must be made through the vendors selling agents:

ASG Commercial Ltd, Kenneth Street, Inverness IV3 5NR

Tel: 01463 714757

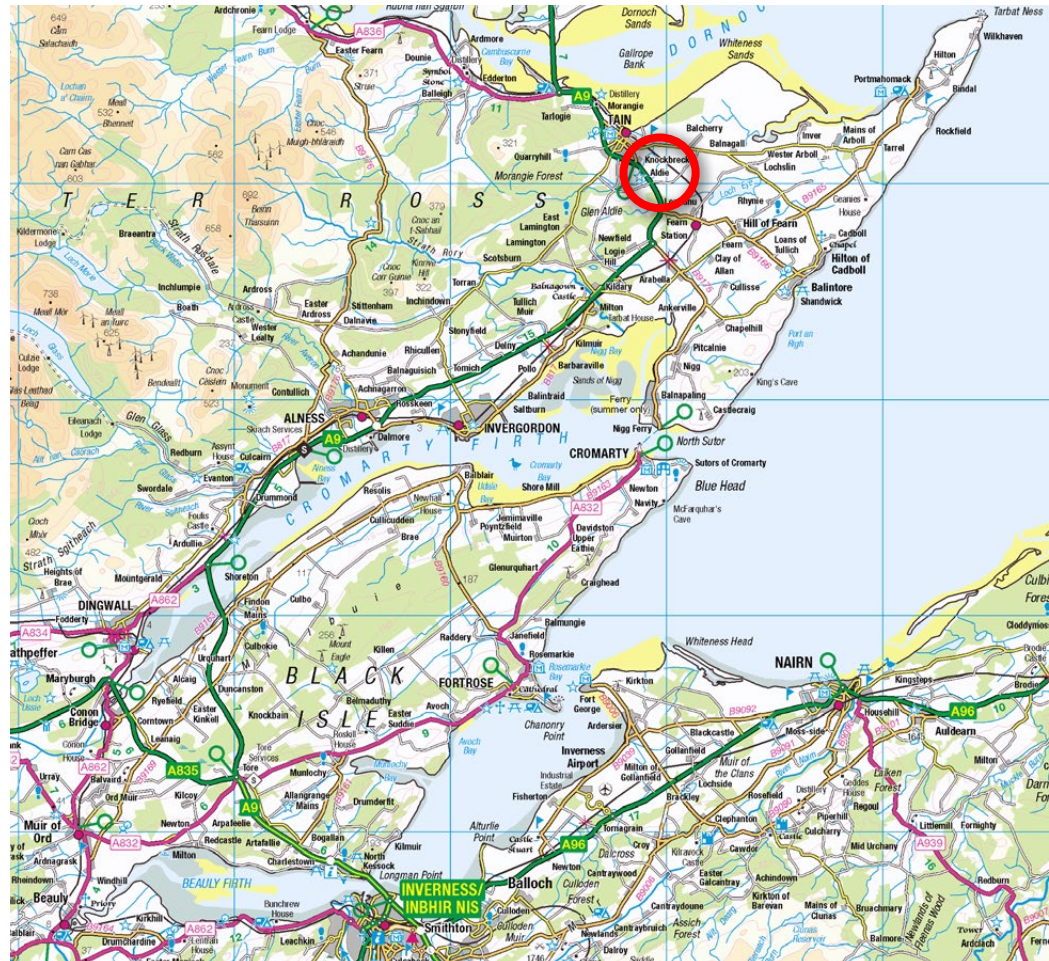
Mob: 07799896931

E: info@asgcommercial.co.uk

W: www.asgcommercial.co.uk

OFFERS

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



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