







- Established premium home furnishings business
- Prime Granttown-on-Spey location with high footfall and easy A95 access
- 671 m² three-storey sandstone building with lift, staircase, and modern compliance
- Varied showrooms laid out on three floors
- Showrooms feature soft furnishings, flooring, lounge, and bedroom furniture
- Full retail and trade services with carpets, flooring, installation, and design advice
- Rear parking, multiple outbuildings, and storage container for operational support
- Highly profitable with 4.8-star Google Reviews reflecting loyal customers
- Turnkey business with huge potential

Description

Established in 1886, Beale and Pyper is a well-regarded local business located in the centre of Granttown-on-Spey and recognised as one of the Scottish Highlands' leading suppliers of quality furnishings, flooring and fabrics. With over 135 years of trading history, the company has developed a strong reputation for providing premium furniture, floor coverings, fabrics and soft furnishings to both private and commercial clients across the north of Scotland.

In addition to its home furnishing offering, the business operates as a comprehensive flooring specialist, supplying a wide selection of carpets, hard flooring and related products, supported by a professional carpet fitting and flooring installation service. This integrated approach allows customers to receive expert guidance, select products and arrange installation through a single, trusted local provider.

The business occupies an impressive 671 m² sandstone end-terrace building arranged over three floors. The property features an attractive decorative façade and an elegant shopfront with full-length display windows, while distinctive gold and royal blue branding create a strong and recognisable presence within the town.

Positioned within the conservation area of Granttown-on-Spey, the building blends traditional Highland character with modern construction standards. It was rebuilt circa 2011 in accordance with Scottish Technical Standards, providing a structurally modern and compliant commercial premises.

The sale includes both the business and the property, presenting a rare opportunity to acquire a long-established Highland retail operation with strong infrastructure in place. The site benefits from private parking, several outbuildings offering substantial additional storage, and a storage container.

Also included in the sale are two vans used for deliveries, carpet fitting and flooring installations throughout the region.





Trade

The business operates six days a week (Mon–Sat, 10am–1pm & 2pm–4pm) and is highly profitable, benefiting from a long-established reputation for quality, reliability, and excellent customer service.

It offers a complete flooring package, including expert design advice to complement domestic, corporate, and industrial projects, making it a first choice throughout the Scottish Highlands. Supported by three full-time carpet fitters and three company vans, and with stock carefully sourced from trade shows, the business combines contemporary trends with classic designs.

Customer satisfaction is reflected in an exceptional 4.8-star rating on Google Reviews.

Staff

The business is operated by the owners, supported by three full-time professional carpet fitters, ensuring smooth day-to-day operations and high-quality, personal service.

Reason For Sale

The business is being offered for sale due to the owners' retirement, presenting a rare opportunity to acquire a well-established, highly respected Highland business with a loyal customer base and strong operational infrastructure.

Location

The business is located in the heart of Granttown-on-Spey, a historic and picturesque Highland town on the River Spey, renowned for its vibrant community and popularity with both locals and tourists. The premises occupy a prominent position within the town's conservation area, providing excellent footfall and visibility for both furnishings and flooring sales.

Granttown-on-Spey offers a range of local amenities, including shops, cafes, restaurants and healthcare facilities, and is well-connected via the A95, with Inverness approximately 45 minutes' drive and other key Highland towns within easy reach, supporting strong regional trading potential. The town is also family-friendly with respected educational options, including Granttown Primary School for nursery and primary education and Granttown Grammar School for secondary education, both serving local families and contributing to the town's strong community appeal.

This combination of tourism, local residents, and established schooling infrastructure supports consistent footfall and business opportunities, enhancing the profile of this well-established Highland retail operation. Cairngorm National Park.





The Property

This impressive three-storey commercial property combines traditional Highland construction with attractive architectural detailing, offering a substantial footprint and excellent versatility for retail and trade operations. Constructed of sandstone with a tiled roof, decorative façade, and traditional cast-iron guttering, the building reflects its historic character while providing lasting durability.

At the rear, the property extends into a long 1.5-storey elevation with a pitched roof and Velux windows, creating additional usable space with abundant natural light. A recently added staircase and accessible Otis lift are within the three-storey rendered tower to provide easy access to all levels.

The shopfront on Granttown High Street is bright and elegant, with full-length display windows and a double storm door entrance, offering both convenient customer access and practical loading capabilities. Additional outbuildings and private rear parking support storage and operational requirements.

Internally, the property was reconstructed circa 2011 and accordingly complies with the Scottish Technical Standards. The property has an EPC rating of B and benefits from electric underfloor heating and hot water provision.

This property represents a rare opportunity to acquire a spacious, well-designed, and highly functional Highland retail and trade premises in a prime High Street location.



Ground Floor

This spacious, bright, and airy showroom offers a large sales area designed for a superior retail experience. At the front, a stylish soft furnishings section welcomes customers, while the rear of the showroom is dedicated to flooring, featuring an extensive range of carpet samples and luxury flooring options including Sherborne, Celebrity, Wood Bros, and other elite brand specialists.

A well-equipped sales desk ensures seamless customer service, complemented by full height storage cupboards for efficient back-of-house organisation.

A feature staircase leads to a mezzanine level.

Mezzanine Level

Sofas, lounge furniture, and lamps are displayed throughout the full-length mezzanine level which stretches spaciouly toward the back of the building. The area extends to the fire escape that leads into the rear car park. The space features a combed ceiling, adding texture and character to the interior while maintaining an open and inviting layout for customers.

First Floor

Situated at the front of the building, the first floor showcases an impressive selection of sofas, chairs, and lounge furniture from prestigious brands including Sherborne, Celebrity and Alston. Highlighted by a stylish combed ceiling, the space offers both elegance and functionality while creating an open and inviting showroom environment. The spacious sales floor extends towards the rear of the building and includes a rear fire escape leading to the car park, ensuring both accessibility and safety while perfectly complementing the premium furnishings on display.



Second Floor

The second floor, located at the front of the building is dedicated to beds, bedroom furniture, and bedding, featuring premium brands such as Sealy, Hypnos, and Harrison. This level also includes staff facilities comprising a spacious office and a well-equipped kitchen with fitted units, a table and chairs, and ample shelving for storage, combining comfort with practicality. An accessible WC and additional staff toilets complete the floor, providing convenient amenities for employees.

Vehicles

Two branded vans used by the flooring division are included in the sale, with full details available on request.

Grounds

The large rear area is fully gravelled and well maintained, providing ample space for both staff and customer parking, with a path leading through to the High Street and shop entrance. All outbuildings are wind- and water-tight, offering practical support for business operations and storage.

- L-Shaped Store: Approximately 114 m², featuring double roller doors, two garage doors, a flat roof with a mono-pitched section, a window, and a store area suitable for carpets and equipment.
- Pitched Roof Building: The unit extends to approximately 75 m² and includes a roller shutter door, together with an attached carport offering sheltered loading for vans. The roof has been recently replaced.
- Mono-Pitch Corrugated Roof Building: Approximately 58 m², offering additional covered storage space.
- Portable Shipping Container: additional storage space





Development Opportunities

The property offers a range of attractive development opportunities that could enhance both income potential and customer footfall. There is scope to expand online sales operations, allowing the business to reach a wider regional and national customer base.

The outbuildings provide additional flexibility and could be converted into further showroom space or alternative

commercial uses, subject to the necessary consents, creating opportunities for additional income streams.

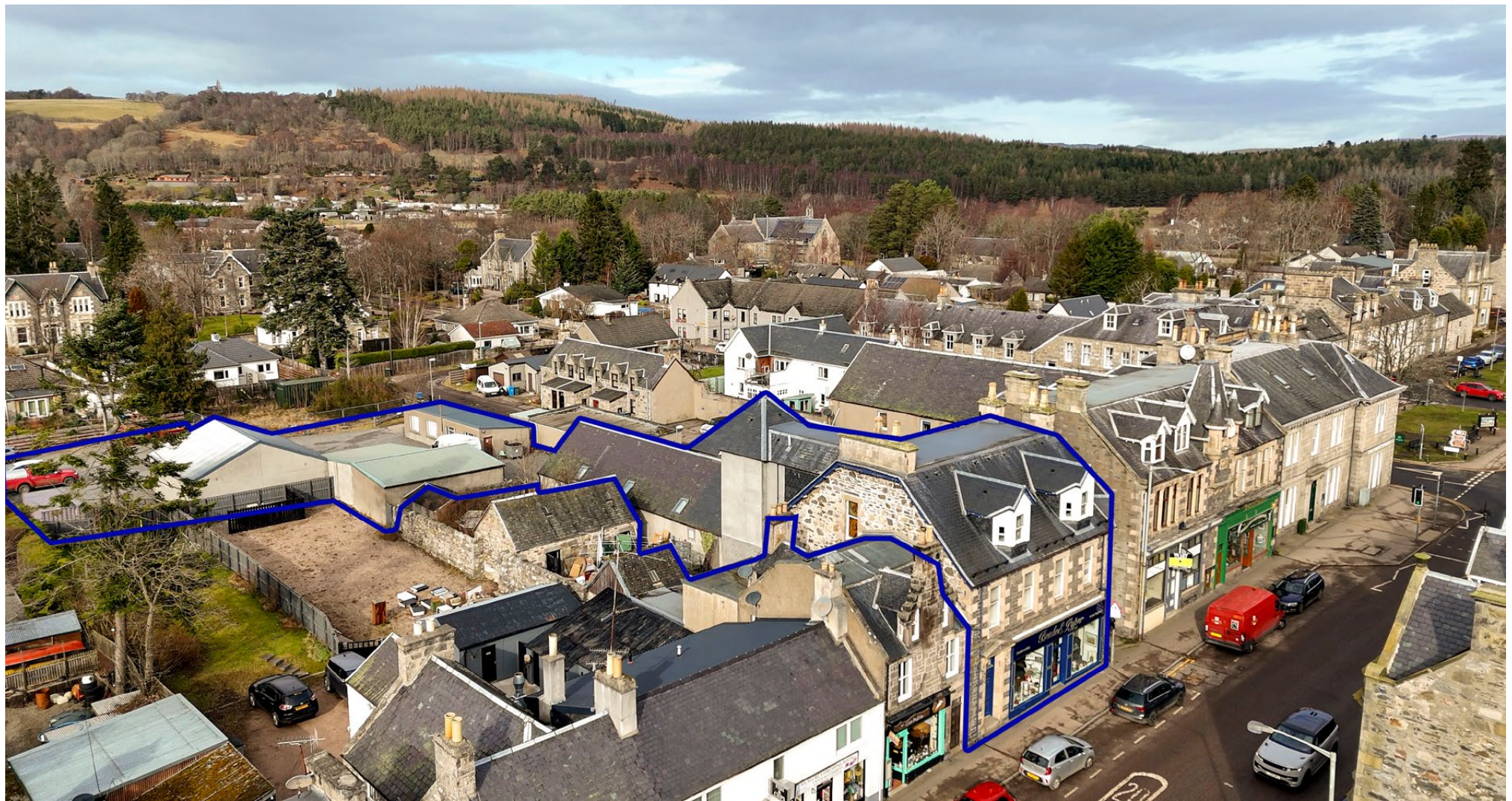
Furthermore, part of the existing showroom could be reconfigured to accommodate a coffee shop or café, creating a welcoming environment for customers and encouraging longer dwell times while complementing the retail offering.

Services

The property is connected to mains electricity, water, and drainage, and benefits from WiFi.

Accounts

Full accounting information will be made available to interested parties subsequent to a viewing.



EPC Rating

The EPC rating for the retail unit is B (22), reference number 2102-3493-9453-0600-1725.

Title Number

The title number for the retail unit is TBC.

Rates / Council Tax

The retail unit has a rateable value of £22,000 as at April 2023, property reference number 07/01/390033/4.

Website

The business has a website at <https://www.bealeandpyper.co.uk/> and an active Facebook page.

Plans

An indicative plan is available upon request from the selling agents ASG Commercial.

Price

Offers Over £1,095,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

Finance & Legal Services

ASG Commercial Ltd is in touch with several lenders who provide specialist finance to the hospitality trade. 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.

Directions

See location map. What3words reference is ///showrooms.shirt.export

Viewing

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

ASG Commercial Ltd, 1 Cromwell Road, Inverness, IV1 1SX

Tel: 01463 714757

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 of a closing date, should one be set.

