







- Well established and profitable handheld machinery and DIY business
- Recently constructed retail unit
- Situated in Mintlaw near the towns of Peterhead, Ellon and Fraserburgh
- Large total plot size of 1600m² (510m² buildings)
- Potential to develop or extend premises
- Sale and repairs Husqvarna forest and garden machinery and robotic mowers
- Maintenance and repair of a broad range of small petrol machinery
- Strong business with increasing turnover and profitability
- One of the few saw sharpening services in Scotland







Description

Buchan Saw and Tool Service is a well-established and profitable business located in the large and expanding village of Mintlaw, just west of Peterhead in the North East of Scotland. The business is clearly marked by a large roadside sign from the main road. The buildings on this large site sit in a well-arranged quadrangle configuration and offers ample parking (together with disabled bay). The site has been developed over the years with each part of the premises being optimised to its full potential. This includes a modern, recently added shop floor area together with repairs and maintenance workshops, office and staff welfare areas, leased sections and storage areas.

Trade

Buchan Saw and Tool Service serves a growing number of customers in the North East of Scotland. It benefits from strong relationships with many local business and tradespeople as well as increasing numbers of domestic customers from the local housing developments. It has well established relationships with suppliers.

The retail section covers the sale of ironmongery, DIY essentials, electrical and plumbing supplies, drainage equipment, butane and propane gas cylinders and well as other household essentials. These items are displayed neatly in the new shop area and the layout allows for customers to browse comfortably.

Sales of machinery are supported by the fully equipped workshop and locally there is no competition for the premium branded Husqvarna forest and garden tools and automowers, handheld tools, Flogas cylinders and saw sharpening services. Due to the size of the premises and the abundance of storage, bulk purchase from suppliers keeps prices competitive.

The sharpening service caters for a wide variety of tools ranging from chainsaw chains, circular sawblades and hedge cutters down to drill bits and knives. As a result it attracts repeat custom from a wide geographical area.

Some income is also generated from the leasing of a large workshop to a local joinery firm and a smaller unit to another business.





Staff

Currently the 3 family owners work together in operating all part of the business between them. One of the owners is the maintenance technician whilst the other two owners manage the shop, tool sales and all other parts of the business.

Reason For Sale

The owners wish to benefit from their expansion of the business over their 9+ years of ownership and bring this excellent turnkey business to the market. They feel that it is imperative that there is a continuity of service to their loyal customers and are therefore happy to work alongside a new owner in order to achieve a smooth transition and help the business in its future development.

Location

Located in Aberdeenshire, Scotland, Mintlaw Station presents a strategic location for business opportunities and industry. Positioned at the crossroads of the A952 and A950, it offers strong transport links to Aberdeen (30 miles south) and Peterhead (13 miles east), Ellon (12 miles south) and Fraserburgh (12 miles north) making it an ideal hub for businesses looking to serve both rural and coastal markets.





BUCHAN SAW & TOOL SERVICE
WORKSHOP ONLY



As a growing village, Mintlaw benefits from a strong local economy, with retail, hospitality, and service industries thriving due to increasing residential developments and a growing population. The village has a steady customer base for small businesses, including cafés, shops, and trades, while its proximity to other towns provides further opportunities in supporting the area's many food production, seafood processing, logistics and oil and gas/renewables industries

The agriculture sector plays a key role in the local economy, with surrounding farmland supporting agribusinesses, machinery sales, and agricultural services. Additionally, Aberdeenshire's energy industry, particularly in offshore oil, gas, and renewable energy – a large renewables infrastructure project is ongoing a few miles to the east – offers indirect opportunities for suppliers, contractors, and tradespeople based in Mintlaw.

With affordable commercial property and development space, Mintlaw is an attractive option for entrepreneurs, local businesses, and those looking to invest in industries tied to agriculture, retail, food production, and energy services. As the village continues to expand, so do the opportunities for business growth and investment in this strategically positioned and economically active community.



The Property

The premises are very well maintained throughout and of mixed construction. The main building is approximately 4 years old and is steel framed with profile metal sheeting. Most of the other buildings are cement block construction with metal roofs. The premises is arranged into well-defined areas which ensures that each arm of the business remains slick and efficient. To the left of the quadrangle, is the most recent addition. This building hosts the main shop and sales area and is spacious with an abundance of display racks and shelving. The shop is light and bright and



welcoming for customer to browse and select their purchases. From the large shop, there is a compact office with room for a desk, chair and a tea and coffee preparation station.

Through the office is a large and well-ordered stock room. The next adjoining section is occupied by the machinery reception and despatch area with a room behind dedicated to servicing robotic mowers. Beyond that is a separate workshop for servicing petrol machines with a separate saw sharpening room leading off from this.

The other end of the quadrangle is filled with the workshop/garage which is rented to a local joinery company. More storage rooms and a WC complete the property. Secure cages for the storage of gas cylinders is located alongside this building.

Throughout the whole premises there are several access doors including sliding doors, a large roller door and up and over garage door thus allowing the delivery and collection of equipment.

Grounds

The property sits on a large total plot size of 1600m² with the buildings covering approximately 510m². The area to the front is laid to tarmac with parking for up to 10 cars. The land to the back of the premises has been flattened and cleared to an extent and reaches back to the railway cutting. This land could be developed subject to local planning conditions.

Services

The business benefits from 3-phase mains electricity, water and drainage.





Accounts

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

EPC Rating

The EPC rating for the retail unit is band D (51).

Title Number

The title number for the retail unit is ABN31032.

Rates / Council Tax

The retail unit has a rateable value of £9,080 as at April 2023, property reference number VR12831. It is eligible for a 100% reduction under the Local Authority's Small Business Bonus Scheme.

Plans

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

Price

Offers in the region of £475,000 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. We would be delighted to discuss your financing requirements with you and make an appropriate introduction where appropriate. We also work closely with a number of local legal experts who can act in all legal matters arising.

Directions

See location map. What3words reference is ///clarifies.ground.motored

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 (5 Lines)
E: admin@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.

