



The Blind Spot

Units 4 & 7, Chanonry Road North, Elgin, IV30 6NB

Offers in the Region of £100,000 - Leasehold

ccl
PROPERTY



The Blind Spot

ELGIN, IV30 6NB

CCL is delighted to bring to market The Blind Spot (Scotland) Ltd, a family run business located in Elgin, the capital of Moray. This family owned and run business has been in operation for over 30 years and benefits greatly from its fantastic reputation for service and quality, its strategic location next to the A96 along with the buoyant Moray housing market. This easily managed business would be ideally suited for someone looking to take on an established customer facing opportunity with great growth potential.

The business is located at east side of Elgin, close to Moycroft Industrial Estate and a short distance from the A96. The immediate surrounding area contains a good mix of industrial and commercial units with a considerable amount of residential housing close by. Elgin is a lively and charming market town and is the administrative and commercial capital of Moray with a population of around 24,000. It is situated approximately 36 miles east of Inverness and 64 miles west of Aberdeen with good transport links via the A96 trunk route and rail links to Inverness and Aberdeen and their respective airports. Elgin is also home to Moray College UHI which provides a range of courses for around 10,000 students. There is a great opportunity to increase the market share by expanding towards Inverness to the west and Aberdeen to the east.





The Business

The business has been in operation for over 30 years. It specialises in the sale, manufacture, and installation of blinds. It has an excellent reputation that has been built up on customer service, attention to detail and the quality of its products. The main customer base is in Elgin and the surrounding towns of Moray but there is a great opportunity to expand towards Inverness and Aberdeen.

Blind Spot specialise in Venetian, Roman, Pleated, Velux, Perfect Fit, Roller, Louvre blinds & more also serves both the commercial and residential markets including all local schools. Vertical blinds are manufactured on site. All equipment is included in the sale including the slat cutting machine, custom built work bench, saw and industrial sewing machines. 2 branded vehicles are also included in the sale.

There are currently 1 fitter, an office manager and full time assistant that work in the business. One owner mainly conducts surveys and quotations and other functions as and when required. There is a great opportunity for any new owner to take a more hands on role and reduce staff costs.

STV advertising campaign produced and ready to be used on a month-by-month basis.

Amazon selling set up & ready to go.

Manufacture of Vertical Blinds and retail of all types of Blinds.

Selling Vertical Blinds online through website 1stforblindsdirect.co.uk all other types of Blinds can be added to this website if required.

There is also a Blind Spot Website & Facebook page which provides a lot of enquiries leading onto appointments which convert to sales at least 90% of the time.

Full training will be provided by the current owners during any agreed handover period.

Full trading accounts will be released after a formal viewing has taken place. However we can disclose that turnover is in excess of £200,000.

The Property

Blind Spot operates from Units 4 and 7 in the Chanonry Business Centre in

Elgin. These units are leased from the council on a monthly rolling basis. Public entrance is to the show room from the Chanonry Road through a glass door. There is a large window to the front. The show room has a variety of displays and samples for customers to consider. The retail area is circa 20m².

At the rear of the property is the workshop which is circa 51.5m². It has access to the rear carpark and a large roller door for vehicular deliveries. There is a purpose-built work desk and ample room for storage and all equipment necessary for the manufacture of the Vertical Blinds. There is a toilet and kitchenette area in workshop.

Chanonry Business Centre is a purpose-built business centre that is home to a number of other similar sized businesses. The centre has the benefit of a secure car park, formal reception area and communal kitchen and toilets.

External

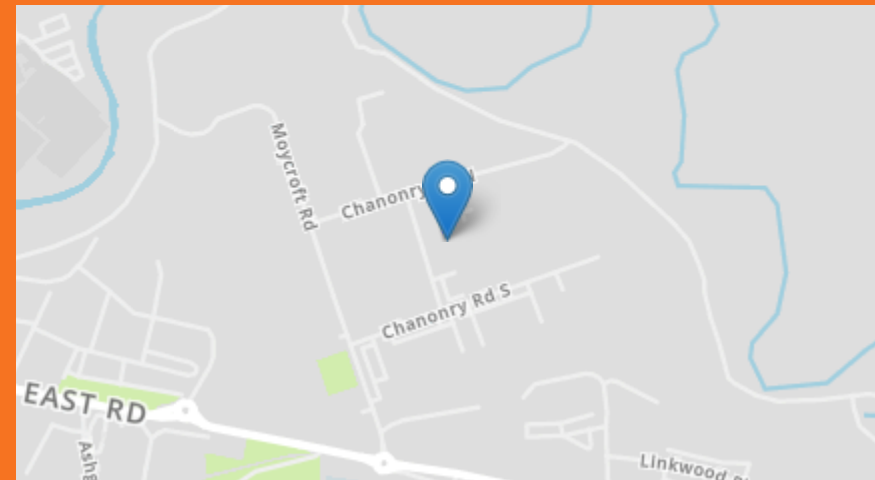
The office / show room opens on to the pavement on Chanonry Road North. Both window and door are protected by a roller shutter. Vehicular access to the rear compound is at the side of the property. The compound / car park is fully secured with a wire fence and lockable gates. Vehicular access to the rear workshop is via the compound. There is CCTV security and an alarm system.

Situation

The business is located at east side of Elgin, close to Moycroft Industrial Estate and a short distance from the A96. The immediate surrounding area contains a good mix of industrial and commercial units with a considerable amount of residential housing close by.

Elgin is a lively and charming market town and is the administrative and commercial capital of Moray with a population of around 24,000. It is situated approximately 36miles east of Inverness and 64 miles west of Aberdeen with good transport links via the A96 trunk route and rail links to Inverness and Aberdeen and their respective airports. Elgin is also home to Moray College UHI which provides a range of courses for around 10,000 students.

There is a great opportunity to increase the market share by expanding towards Inverness to the west and Aberdeen to the east.



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