

The SECRET GARDEN

Designer Florist

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THE SECRET GARDEN

6 HIGH STREET

DUNBLANE

FK15 0AD

CORNERSTONE
Business Agents



Leasehold Premium - £49,950

Rent - £7,200 per annum

Very well presented Floristry business located in popular Stirlingshire town of Dunblane

- High quality independent Florist
- Situated in affluent Stirlingshire town
- Well fitted retail unit
- Prominent trading location on High Street
- Profitable, well run business
- Very popular with local clientele
- Ideally suited for hands-on operator
- Sign-written van included in the price
- Stock additional at valuation

The Secret Garden, 6 High Street, Dunblane, FK15 0AD

SITUATION

The Secret Garden Florist is located on the High Street in the popular Stirlingshire town of Dunblane. Dunblane is built on the banks of Allan Water, a tributary of the River Forth approximately 6 miles north of Stirling.

Dunblane is a popular commuter town with Glasgow to the south-west (45 minute drive) and Edinburgh to the south-east (1 hour drive).

The town also has a railway station which offers a regular service to all of Scotland's main cities and beyond.

The town is also an ideal location to tour the nearby Loch Lomond & Trossachs National Park and the Scottish Highlands beyond.

There are 3 primary schools and a secondary school in the town with plentiful leisure and recreational facilities including the famous nearby Dunblane Hydro Hotel.

The business is located at the start of the High Street which winds its way through the town with a wide and varied selection of complimentary retail businesses along with cafés, public houses and services.

PROPERTY

The business trades over the ground floor only with independently owned residential accommodation above.

The frontage is predominantly glazed with a large display window offering a selection of products available with the entrance positioned on the left hand side. Tasteful signage is displayed above the entrance and window.

There is a newly enlarged and upgraded work room with two sinks and plenty of storage.

INTERNAL DETAILS

Internally the shop is fitted out with a wooden floor underfoot and a selection of strip and spotlights overhead. The shop makes full use of the space available with a large number of flowers and plants on display along with a selection of gifts, cards and associated products on display throughout. The sales counter is located towards the rear of the premises with a good sized work space behind.

ANCILLARY AREAS

Just off the work space area to the rear is a staff w/c with some storage.

THE BUSINESS

Our client set up The Secret Garden in 2014 and over a 4 year period has built up a high quality Florist which is hugely popular both with locals in the town and those from further afield.

owner to relocate and is in genuine walk-in condition for the purchaser.

The shop offers a wide selection of flowers and plants, wedding flowers and sympathy flowers along with a wide range of products providing customers with inspirational ideas for their homes. The shop also offers an excellent range of unusual gifts, greetings cards & home wares.

The business is currently run independently with no ties with international relay organisations such as Interflora etc. This is potentially an avenue to increase sales for any new owner to explore.

The business has a 5 star Facebook rating with over 15000 followers, the business set up their own website/online ordering 12 months ago which is helping boost the growth of this fantastic business.

As well as catering for both telephone and walk-in orders the business also has regular account customers including two local undertakers, a well known 5star hotel, two car dealerships, two estate agents etc which bring very regular reliable business.

Deliveries are available to the surrounding areas by way of the company owned van which is beautifully sign-written which is included in the price. More information on the van is available on request.

All major credit cards are accepted for orders.

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This Florist business would undoubtedly suit a hands-on operator looking to benefit from what is already a well established and popular business.

Further information on the business can be found on the business [website](#) or via the business [Facebook](#) page.

OPENING HOURS

Mon, Wed, Thur & Friday	9.00am – 5.00pm
Tuesday	9.00am to 2.00pm
Saturday	9.00am to 4.00pm
Sunday	CLOSED

SERVICES

We are advised that all mains services are connected.

STAFF

The business is currently run by the owner with the assistance of one full-time and one part-time member of staff.

TRADING FIGURES

Full trading profit and loss accounts will be made available to seriously interested parties only after a formal viewing.



Cornerstone Business Agents
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TENURE

Leasehold. There are two years left on the existing lease with an **annual rent payable of £7,200.**

The landlord has indicated that a new lease or an extension to the current lease will be made available.

PRICE

A guide price of **£49,950 + stock at valuation** is sought to represent the leasehold interest in the premises, goodwill of the business and all fixtures and fittings pertaining thereto.

A Volkswagen Caddy Van is also included in the price.

VIEWING

Strictly by appointment via the sole selling agents Cornerstone Business Agents. Phone 0131 445 7222 or email info@cornerstoneagents.co.uk.

OFFERS

All offers couched in Scottish legal terms should be submitted to the sole selling agents.





Important Notes

Sales Particulars & Web Listings

Please note any information contained in sales particulars or web listings for businesses being marketed by Cornerstone Business Agents is intended for general guidance only and should not be taken as statements of fact.

Prospective purchasers should always seek independent professional advice before committing to purchasing a business.

Viewing Appointments

Whilst it is a good idea to visit a business that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, owners or customers of the business.

Many businesses are being marketed confidentially and the staff and locals may not know that the business is on the market, therefore a casual approach can adversely affect the business.

Formal viewing appointments should always be made via Cornerstone Business Agents by calling 0131 445 7222 or completing our [viewing request form](#).

If you wish to cancel an appointment or will be delayed please inform Cornerstone as soon as possible. During out of office hours please call the business direct - however only speak to the person to whom your appointment is with.

Please drop us an email at info@cornerstoneagents.co.uk or give us a call on 0131 445 7222 after you have viewed to let us have your thoughts and feedback on the business you have viewed.

Trading Figures & Accounts

As sales particulars are readily available to be downloaded from the internet it is rare that confidential trading figures are included in sales particulars. For reasons of confidentiality accounts are in most cases only available after a formal viewing. We understand that this can cause problems as it is pointless viewing a business that is not affordable. We therefore suggest that you call Cornerstone and ask for the agent handling the sale who will give guidance on trading levels and profitability before you view.

Business Finance

There are a wide range of funding options available to assist with a business purchase. Cornerstone work with a wide range of lenders and commercial finance brokers to ensure that purchasers of our clients' businesses obtain the most advantageous funding facilities available. Please contact us if you would like to discuss business finance options with one of our independent specialists.

We strongly advise that business purchasers discuss funding criteria with a specialist broker at an early stage. Discussing funding criteria with a single lender is unlikely to result in the best funding solution being found. Please call 0131 445 7222 to speak to one of our finance specialists.

Legal Aspects of Buying a Business in Scotland

You will need to instruct a Scottish solicitor to act on your behalf when buying a business in Scotland. Scottish law differs from English law. It is important to instruct a solicitor who is experienced in buying the type of business you are considering.

Cornerstone offer a list of solicitors that we can recommend. Please drop us an email to info@cornerstoneba.co.uk for more information.