David Martin Funeral Directors LTD,

Coldingham Road Industrial Estate,
Eyemouth, TD14 5AN

POA

A unique opportunity has arisen to acquire a well-established, profitable business as well as three commercial units within Coldingham Road Industrial Estate, Eyemouth. Situated within a prominent area, the business currently owns and occupies three general-purpose industrial units to the west of a block of five units, believed to date back to circa 1970 – offering a high versatility and expansion potential to the new owner. Viewings are considered essential.

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Trading Figures:
Trading accounts will be provided to parties who are genuinely interested following a viewing of the business and subject to a confidentiality agreement. Please contact the selling agent for further details.

Tenure and Pricing:
The heritable title to the property, business goodwill and fixtures and fittings pertaining to the business are all available. A guide price will be provided on application to parties intimating a serious interest and who have carried out a viewing.

David Martin Funeral Directors Ltd:
Established in 1984, David Martin Funeral Directors Ltd is now a second-generation family business that has provided its excellent, respectful services to the local community since inception. Developed through the employment of experienced and motivated staff to deliver the best possible client care in addition to the experience that the current team brings to the table, the business has thrived for the past four decades and now offers a ready-made, reputable and profitable business opportunity to the new buyer.

Accommodation:
David Martin Funeral Directors Ltd currently owns and occupies three general-purpose units within Coldingham Road Industrial Estate. These units currently comprise:

Unit 13 (West) – Entrance Hall, Meeting Room, WC with associated lobby, Chapel, Garage and Mortuary Area

Unit 12 (Middle) – Entrance Hall, General Office, WC with associated lobby, Coffin Room, Preparation Room and Workshop

Unit 11 (East) – Entrance Hall, Store Room, Cupboard and Main Unit

Legal Costs:
Each party shall be responsible for their own legal costs incurred in connection with the transaction with the purchaser liable for any LBTT and VAT.

Location:
Eyemouth is steeped in traditions of the sea, ideally suited for exploring the Berwickshire coastline including the nearby St. Abbs's head Nature Reserve and coastal walks. The town centres around the harbour and beach, providing a popular tourist attraction and has local facilities including primary and secondary schools, an 18-hole golf course, swimming pool, sports centre and a variety of local shops for day to day needs. The town of Berwick Upon Tweed lies some 9 miles to the South and offers convenient commuting distance to both Edinburgh and Newcastle by way of the Main East Coastal Rail Line.

Rateable Value:
According to the Scottish Assessor's website (www.saa.gov.uk), the combined three units have a rateable value of £12,000 per annum, as of 1st April 2023. The uniform business rate for the current year is £0.49 pence in the pound. Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.
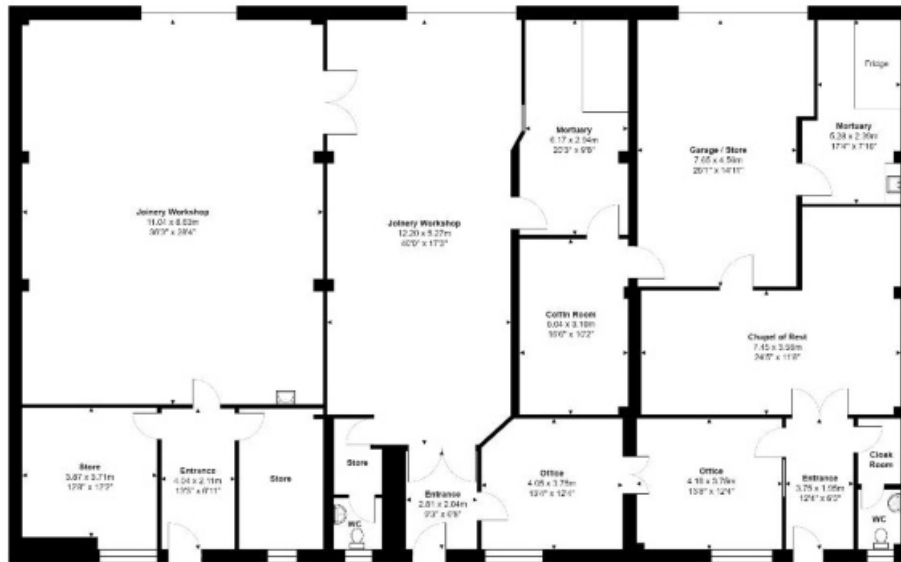
EPC:
Pending

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David Martin Funeral Director, Coldingham Industrial Estate, Eyemouth

Approximate Gross Internal Floor Area: 334.0 m² ... 3595 ft² (excluding garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

✦ PROPHOTO