



Ref: 5001 - Railside Trading Company



Station Yard Mill Lane
Gisburn
Clitheroe
Lancashire
BB7 4LN

SAWMILL & GENERAL MERCHANT (POTENTIAL DEVELOPMENT)

Approx. 4 acres land with potential for development (STPP)

Situated on the edge of a rural village in affluent area

Or Business as a going concern:

Large accessible site fully equipped to suit trade

Long established and highly reputed business

Great reputation with regular and repeat trade

Advised turnover £1,500,000pa with good profit returns

Genuine reason for sale due to retirement

Scope for further development

FREEHOLD



ASKING PRICE

£3,750,000 Plus SAV

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Location

This fantastic business and potential development opportunity is located in the rural village of Gisburn, a village in near to Clitheroe in the affluent and sought after Ribble Valley, Lancashire. The business stands in approximately 4 acre grounds surrounded by open countryside, running alongside rail tracks. Access is from the main A59 through a light industrial area on the edge of the village. Gisburn lies 8 miles northeast of Clitheroe and 11 miles west of Skipton. The parish had a population 521 at the 2011 Census and it is surrounded by hilly and relatively unpopulated areas, with Bowland Forest to the west, Pendle Hill to the south, and the Yorkshire Dales and Pennines not far to the north and east. The relatively flat Ribble valley runs through the parish with the A59 running parallel to the north of the village, between it and the River Ribble is a 68 hectares (168 acres) 18th-century former deer park and country house, today used as a private hospital, equestrian centre and the Ribblesdale Holiday Park. The area boasts the most scenic and beautiful views in Lancashire and this delightful village is a very desirable location to both live and work. The location perfectly accommodates the successful business our client currently runs, however it may also appeal to developers (STPP). There are excellent local transport links to Blackburn, Preston and the national motorway network via the A59.

Business History

Online Business Sales are delighted to offer to the market well equipped sawmill and general merchants which was established in 1965 and has been in the careful hands of our client since 1979. The business is only now being offered to the market due to our client's desire to take retirement. Our client has built up a strong reputation within the industry and as such has a high level of regular and repeat trade together with strong word of mouth recommendations. They have continually added new lines and income streams which have enhanced the business massively. Our client informs us that the annual income currently runs at £1,500,000. This is derived from the manufacture and sale of standard & custom sized lumber. There is massive scope to grow the builders merchants side of the business and introduce a delivery service which may increase income. There is also the opportunity to increase staffing levels to increase production. Additionally the creation of a professional website together with an advertising campaign to promote the business and the services offered may be beneficial. Notwithstanding the superb business opportunity on offer, the site itself may be suitable for development (STPP). This is a fantastic opportunity to purchase a well established business and generous sized plot, as such early viewing is strongly recommended to see the potential on offer.

Financial Profile

Turnover: We are advised £1,500,000

Tenure

We are advised Freehold

Opening Hours

Monday-Friday: 7:00am- 6:00pm
Saturday: 7:00am - 12:00pm
Sunday: Closed

Accommodation

Set in approximately 4 acres
Commercial unit and workshop - well equipped to suit trade
Log sort yard
Milling machines
Storage facilities
Saw mill equipment
Fork lift truck
Numerous large sheds and outbuildings

EXTERNAL

Off road parking

Additional information

All fixtures and fittings included in sale

Enquire

t: 0345 222 0508 f: 0345 222 0509
e: info@onlinebusinesssales.co.uk

IMPORTANT NOTES: These particulars do not constitute an offer neither should they be relied upon as statements or representations of fact or warranties of any kind. All interested parties must satisfy themselves by investigation, prior inspection and/or formal entry before contact with their solicitor. Neither we nor our principals accept any responsibility whatever in respect of these particulars which are simply offered as a general indication to persons who may be interested.

Viewings and negotiations are to be conducted **STRICTLY** through **Online Business Sales Limited**. No direct approach is to be made to the business under any circumstances