

T. A. Wood Funeral Directors
Cardenden, Lochore & Dalgety Bay, Fife, Scotland



Long established funeral directors business located in Fife

Operating from two refurbished and one new and well- presented Freehold units

Established brand with further room for growth

Planning permission granted for expansion

Healthy trading levels achieved with good adjusted net profit

Impressive number of future funeral plans purchased in advance

May suit first time operator or larger group

Freehold

Lot one: Offers over £195,000 Lot two: Offers over £605,000

Scottish Business Centre is delighted to offer for sale this long established funeral directors business that is located in three separate sites in Fife. Opened by the current owner in 1994 with the aim of offering the local community a high level of service and attention to detail with a focus on clients' individual needs, T. A. Wood Funeral Directors has since grown to be one of Fife's quality funeral directors. Operating from sites in Cardenden, Lochore & newly constructed Dalgety Bay unit, T. A. Wood Funeral Directors has over the years built up an excellent reputation within the industry and benefits from a strong established brand. Throughout each of the unit's attention has been paid to the standard of fixtures and fittings and furniture within, all of which have been carefully chosen to create the correct tone in the three units. On first entering each of the units you are instantly aware of the sense of professionalism and focus on individual client needs whilst still managing to retain the important business fundamentals. As a highly experienced funeral director, our client new exactly how to make best use of space on offer in each of the units. Having spent many years in the industry before setting up T. A. Wood Funeral Directors, the vendor new exactly what would and would not work for each individual unit. And now after many years hard work and investment each of the three units are fully fitted to a high standard. With welcoming reception areas, stone display areas, private viewing rooms, quiet sitting rooms and two with workshop/storage areas, one with mortuary/preparation area, the vendor was keen to have uniformity throughout so that any client visiting two or more units will experience the same high quality of service from each. This attention to detail and focus on client service has resulted in an impressive level of trade that is enjoyed year on year. With growth in income from each of the units and a healthy number of pre purchased funeral plans and net profit level achieved. T. A. Wood Funeral Directors is set to experience further profitability during the coming years. After achieving a good level of trading at the two original units, Cardenden & Lochore, our client decided to open the new Dalgety Bay operation in 2008. This modern unit, which has planning permission to build a service room, benefits from offering terrific modern facilities whilst being located in a prime spot in an established small shopping area.



The Properties.

The three freehold units are as follows: 125 Station Road, Cardenden, Lochgelly, Fife. KY5 0BW, traditional double fronted shop unit with reception, meeting room, private viewing room (2), small workshop/store room and office kitchen. 62 Lochleven Road, Lochore, Lochgelly, Fife, KY5 8DA, self-contained shop with modern reception area, meeting room, w.c. plus planning permission to extend to the rear of the property giving a workshop, viewing room and garage with rear access. Moray Way North, Dalgety Bay, Fife, KY11 9NH, modern detached unit with large bright reception area with memorial display, meeting room, viewing room (2), spacious workshop/store room, mortuary/preparation area. Dalgety Bay has planning permission passed to build a service room to the side of the property. Car parking is to the front.

Trade.

Each unit has a good turnover and good percentage of profitability. Large value of Pre-Paid Funeral Plans are held at each branch. Accounts will be made available to interested parties after signing a confidentiality disclaimer.

Fixtures and Fittings.

A full inventory will be completed to detail all personal items excluded from the sale or items subject to a lease.

Price.

Lot one: Cardenden & Lochore offers over £195,000 are invited for the freehold properties complete with goodwill, and trade contents (according to inventory) but excluding personal items. Stock at valuation. Lot two: Cardenden, Lochore & Dalgety Bay offers over £605,000 are invited for the freehold properties complete with goodwill, and trade contents (according to inventory) but excluding personal items. Stock at valuation.

Viewing.

For reasons of confidentiality, no direct approach may be made to the business. All viewings must be arranged through Scottish Business Centre's Edinburgh office.

Offers. All offers should be submitted directly to Scottish Business Centre.



Disclaimer: Whilst Scottish Business Centre endeavours to make these particulars as accurate as possible; they do not form any part of any contract or offer nor are they guaranteed. These particulars are provided only as a general outline of the property referred to. Applicants should make their own enquires and inspection of the property to satisfy themselves as to the accuracy or otherwise of the information given. These details were believed to be correct at the time of publication but their accuracy is not guaranteed. Scottish Business Centre.