



15 Cross Street | Scone | Perth | PH2 6LR

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# 15 Cross Street, Scone, Perth, PH2 6LR

- Established Lighting Business
- Residential & Commercial
- Bespoke Design & Supplier
- Excellent Location to Service Clients Throughout Scotland
- National & International Exposure
- Turnover in Excess of £500,000
- Easily Managed Business
- Ideal Acquisition for Existing Business Looking to Expand
- Freehold – 449 sq m Building

## Summary

A fantastic opportunity has arisen to purchase a thriving lighting business based in the heart of Scotland. Established in 1973 the business has been built up by the current owners and demonstrates substantial year on year growth. It benefits greatly from several high-profile clients across the country within a variety of different industries.

## Situation

The business is located just north of Perth. Perth is an attractive and bustling city in the heart of Scotland and offers great links to the central belt. The city offers a wide range of services and amenities including shopping, business, and leisure facilities together with multiple primary and secondary schools, a university and health care facilities including a hospital. There are local independent retailers in the city as well as well-known retailers and a thriving shopping centre which offers a wide variety of retail and eatery outlets.

Perth is a great city which offers close links to Glasgow and Edinburgh whilst also offering good links to more rural towns such as Gleneagles and Loch Lomond National Park. The city benefits from being along the river Tay meaning scenic walks and views are on your front door. Whilst the town is busy and popular, Perth still maintains a historic landscape, meaning the city benefits from modern and timeless entities intertwined. The city has amenities of a characteristic museum, castle, two excellent art galleries and a





## The Business

The business is run by the owners with the assistance 5 members of staff. The business has evolved over the years to design and supply bespoke lighting solutions to a range of private and commercial clients.

The business provides high-end, tailored lighting solutions for homes and businesses across Scotland. The team have extensive experience and expertise to design lighting systems to complement, and work in harmony with, the aesthetics of any room, in conjunction with the ability to design, supply and program intelligent lighting controls. The lighting showroom boasts an extensive collection of lighting, with products from some of the industry's biggest names.

There is a great opportunity for new owners to expand the business in a number of different directions. This could be either through the introduction of new products ranges, expanding the sales team and area, and providing an installation service. In addition, the purchase of this thriving business would make an ideal acquisition for an existing electrical or lighting business looking to expand and diversify.



## Property

Visitors can gain access from the street to the large showroom which is immaculately presented throughout. At the rear of the showroom there is an office, two WCs and a staff kitchen. There is ample storage. A spiral staircase leads to the first floor where there are 3 further offices a meeting room and a WC.

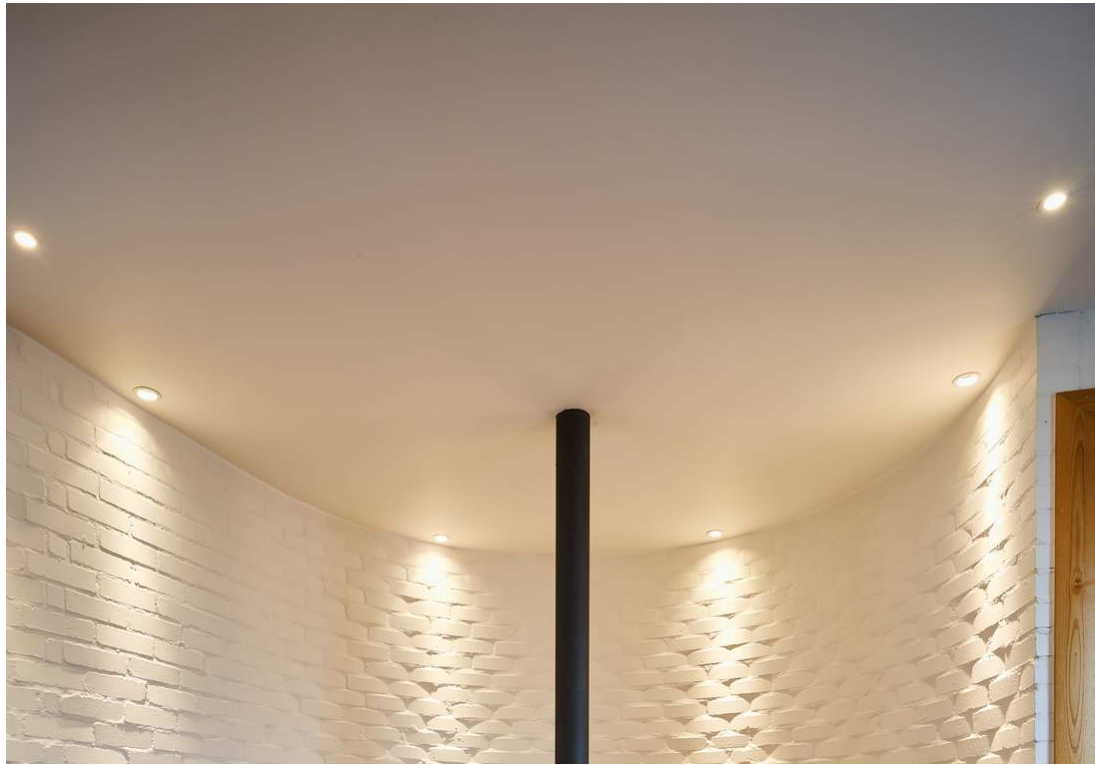
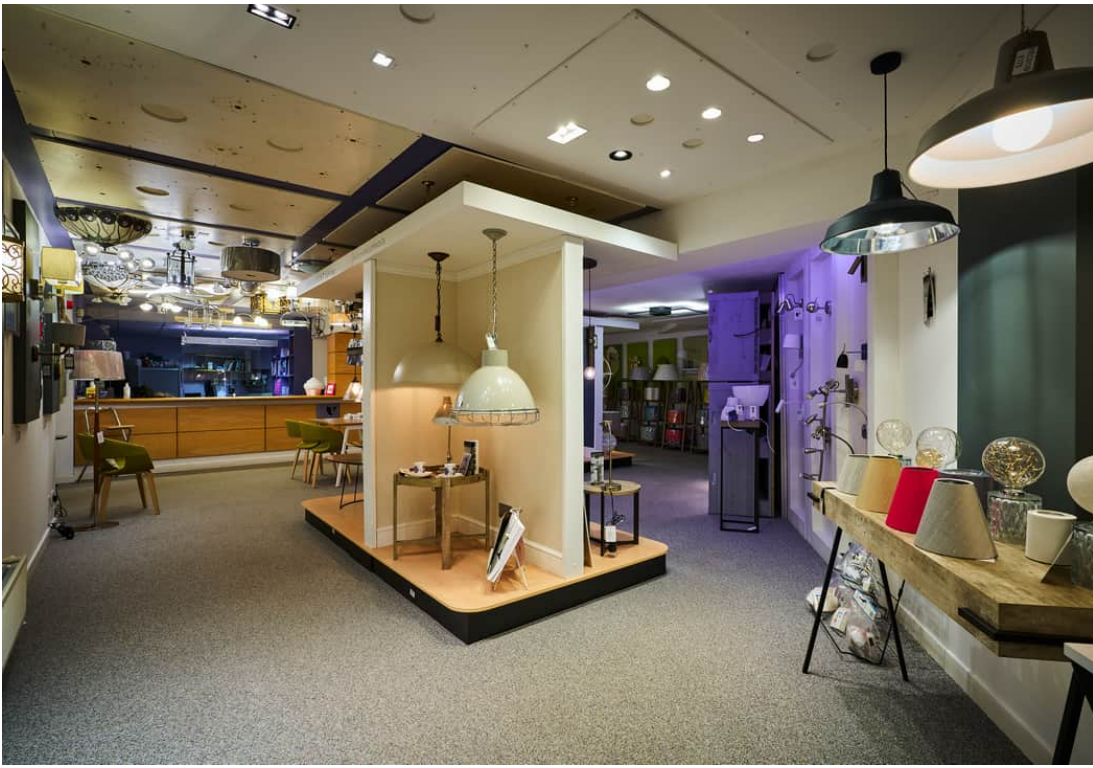
The ground floor is approximately 369 sq m and the first floor is approximately 80 sq m. The building has been exceptionally well maintained.

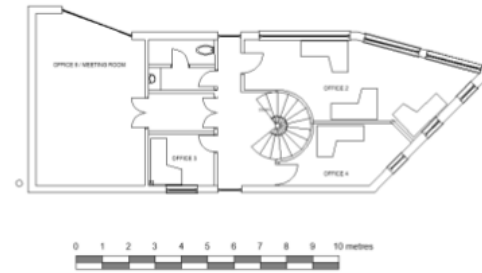
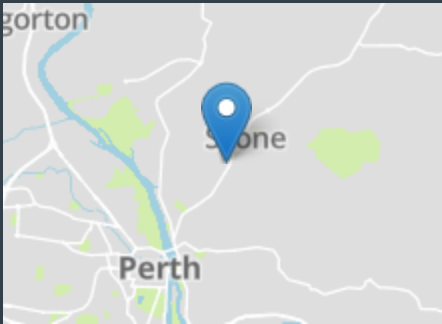
## External

The subjects benefit from prominent roadside frontage. There is a car park at the rear of the property that has space from 10 vehicles.

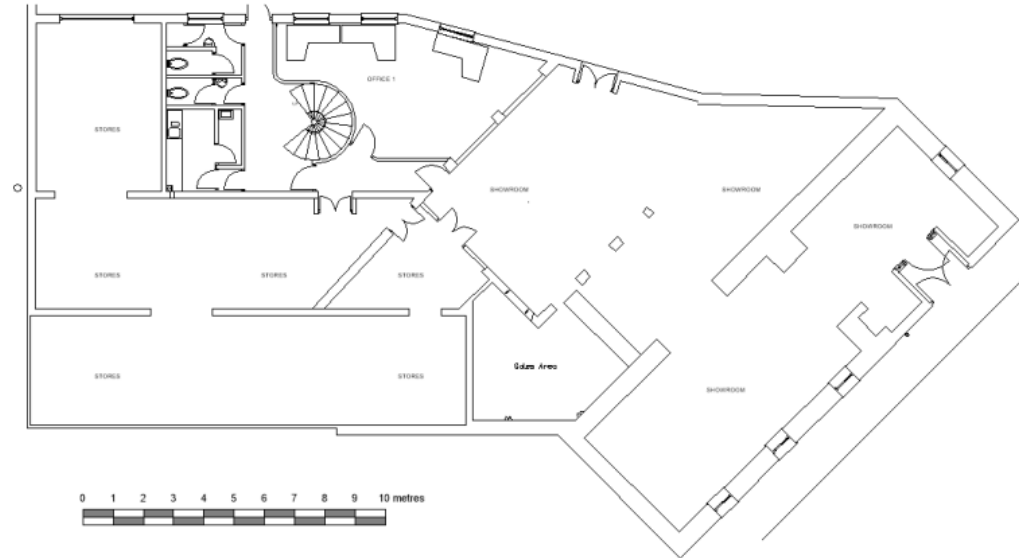




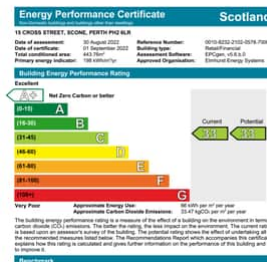




TERKAN LIGHTING , 15 CROSS ST , PERTHSHIRE PH2 6LR - FIRST FLOOR PLAN



TERKAN LIGHTING , 15 CROSS ST , PERTHSHIRE PH2 6LR - GROUND FLOOR PLAN



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.