



For Sale due to Retirement

Clwyd Agricultural Ltd

Terfyn Buildings, Caerwys Road, Cwm Dyserth, Rhyl, LL18 6HT

Rostons have been instructed by the Directors to market Clwyd Agricultural Ltd as a going concern.

#### CLWYD AGRICULTURAL LTD

Clwyd Agricultural Ltd is a well established and respected agricultural and ground care dealership with an excellent reputation for after sales service and parts service. The business is situated on a well equipped site with the benefit of a substantial range of portal frame buildings and excellent access onto the A55 expressway.

#### AGRICULTURAL AND GROUND CARE

Clwyd Agricultural Ltd has a wide range of machinery dealerships and is able to offer an extensive selection of agricultural and ground care machinery. Manufacturers include;

Same Tractors, Polaris, McConnell, Stoll Loaders, Chillton Loaders, Quike, Ktwo, Spearhead, West, Tafe, Landmec, Stiga plus many more.

The business has developed a loyal and extensive customer base across North Wales and has built an enviable reputation for reliable and friendly service. The business is trading profitably with annual profits being generated after directors salaries.

#### LOCATION

Located close to junction 29 of the A55, the site provides easy access to North Wales and adjoining areas.

#### THE SITE

The site extends to approximately 0.93 acres (0.38 hectares) in total and comprises three adjoining portal frame buildings, concrete access road, concreted yard and small grass area.

PRICE GUIDE £600,000 OIRO

## THE BUILDINGS

The range of buildings comprise of three adjoining portal frame buildings to form a large covered area.

### BUILDING 1 – 45.72M 10.6M X 3M

Atcost type portal frame building housing the shop floor, parts storage, office, canteen and workshop.

The workshop has the benefit of a waste oil heater, hydraulic lifts and extensive range of tools all included within the sale.

### BUILDING 2 – 45.72M X 8.73M X 5.3M

Atcost type portal frame building with high eaves height. The building has a large access on one gable and offers excellent storage or extended workshop space.

### BUILDING 3 – 45.72M X 10.5M X 3.2M

Atcost type portal frame building adjoining building 2. The building forms part of the shop storage to one end and general storage in the remainder.

## PLANNING

Planning consent has been secured on site for a change of use from its present use to B2 light industrial under application reference: 47/2008/0272/PF

## THE BUSINESS

The business has been operating for 31 years over which time a loyal and extensive customer base has been established. The sale is inclusive of the goodwill, stock and machinery.

The Directors are willing to provide full support and assistance to future purchasers.

Clwyd Agricultural Ltd provides an excellent opportunity to acquire an established agricultural and ground care dealership with an established client base, extensive range of machinery and a profitable trading history.

## EMPLOYEES

Perspective purchasers are made aware that there are currently 3 employees and the Transfer of Undertakings (Protections of Employment) Regulations 2006 will apply to the sale and transfer of the business.

## COMPUTER MANAGEMENT SYSTEM

The business is operated through a UGENIX EGO Management System. The system contains all customer addresses and order history. The system manages everything from stock management, invoicing and accounting.

## RATES

The site has a rateable value of £10,750 per annum with rates payable of £4,601 in the 2011/12 year.

## ACCOUNTS

A copy of the last three years accounts are available on request.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale.

## VENDORS SOLICITORS

Mr N Sperring  
Clement Hughes & Co  
4 Maes-y-Groes  
PRESTATYN  
Clwyd  
LL19 0DB  
Tel: 01745 571018

## SERVICES

We can confirm the property has the benefit of a single phase electricity supply, mains water, shared septic tank drainage and an oil reception pit for washing and cleaning machinery.

## LOCAL AUTHORITY

Denbighshire County Council  
County Hall  
Wynnstay Road  
Ruthin  
LL15 1YN  
Tel: 01824 712900  
Email: [firstcontactteam@denbighshire.gov.uk](mailto:firstcontactteam@denbighshire.gov.uk)

## TENURE

Freehold with vacant possession on completion of sale.

## VIEWINGS

Viewings can be arranged by prior appointment through the sole selling agents; Rostons.

## DIRECTIONS

Proceed along the A55 and exit at Junction 29. From the east take an immediate left after exiting the expressway taking you back over the A55 at the T junction turn left onto the single lane highway.

From the west proceed directly onto the single lane highway.

Follow the road for approximately 1.6 miles. Clwyd Agricultural Ltd is situated on the right hand side.