


ASG COMMERCIAL

**Celebrations of Turriff**
**7-15 Main Street, Turriff, AB53 4AA**

**Guide Price £750,000**
(Freehold)




- Strong performing and profitable established family business
- Substantial 25,000ft² retail premises arranged over two floors
- Established customer base, experienced workforce and strong social media presence
- Impressive annual turnover of approximately £4 million
- Extensive furniture, home furnishings, clothing and giftware departments
- Additional warehouse, sister retail store and rental investment available by separate negotiation
- Prominent Main Street location in the heart of Turriff, Aberdeenshire
- Fully licensed Conservatory Restaurant and Coffee Parlour with approximately 125 covers



## Description

Celebrations of Turriff is a highly successful and well-established family-owned business, recognised as one of Aberdeenshire's leading retail destinations. Prominently situated on Turriff Main Street, alongside a variety of thriving independent businesses, it enjoys a prime position within the town's vibrant and bustling centre.

Under the same family ownership for over 32 years, the business has developed an outstanding reputation for quality, service and customer satisfaction.

The sale initially comprises the renowned Celebrations of Turriff retail store and award-winning Conservatory Restaurant. The associated Stonehaven Sofa and Bed Centre, substantial warehouse facility and additional retail unit are available by separate negotiation.

Offering an extensive range of quality furniture, beds, clothing, home furnishings and gifts, the business benefits from a loyal customer base, experienced staff, impressive turnover and strong profitability.

The fully licensed Conservatory Restaurant and Coffee Parlour, seating for approximately 125 guests, is a popular community hub and destination for morning coffees, lunches and afternoon teas, providing a valuable additional income stream and enhancing the overall customer experience.

# Trade

Celebrations of Turriff is a highly successful and profitable retail and hospitality business, occupying prominent premises in the heart of Turriff. Through continued investment and diversification, the owners have established a thriving destination retail business, attracting customers from across Aberdeenshire and beyond. The business boasts an impressive annual turnover of approximately £4 million, reflecting its strong market position and continued commercial success.

The extensive retail offering is complemented by the fully licensed Conservatory Restaurant and Coffee Parlour, seating approximately 125 customers. A popular dining destination and community hub, the restaurant provides an additional income stream and holds a 4.0 rating on TripAdvisor.

The business is renowned for its excellent customer service, offering complimentary delivery and assembly throughout the North East of Scotland, alongside free customer parking, providing a distinct competitive advantage.

Celebrations of Turriff benefits from a strong social media presence, with over 23,000 Facebook followers, supporting customer engagement, marketing and brand awareness.

Membership of Associated Independent Stores (AIS) and the British Shops and Stores Association (BSSA) further reinforces its established position within the independent retail sector.










## Staff

The business is owned and operated by the Managing Director, who oversees the strategic direction and overall operation of the company. The Managing Director is supported by an established workforce of approximately 48 employees in 7-15 Main Street, including an experienced management team responsible for the day-to-day operation of the various business departments.

The business benefits from a loyal and knowledgeable staff complement, together with an established management structure, providing operational continuity and a strong foundation for future growth and development.

## Vehicles

Celebrations of Turriff operates with number of company vehicles and box vans. Details of which can be confirmed on request.

## Reason For Sale

After more than 32 years of successful ownership, the Directors are planning for retirement and believe the time is right to pass the business to new custodians who can build upon its established success and take it forward into its next chapter.

## Location

Celebrations of Turriff occupies a prominent position in the heart of the thriving market town of Turriff, Aberdeenshire, approximately 35 miles north-west of Aberdeen. The town benefits from excellent road connections via the A947, linking Aberdeen, Oldmeldrum, Turriff and Banff, and serves an extensive rural catchment area, attracting visitors from surrounding towns including Fraserburgh, Peterhead, Huntly and Inverurie.

Turriff boasts a vibrant and welcoming town centre, with a diverse range of independent shops and local businesses, creating a strong sense of community and an attractive destination for both residents and visitors.

The sister business, Stonehaven Sofa and Bed Centre, which is available separately, is located in the popular coastal town of Stonehaven, approximately 15 miles south of Aberdeen. The town benefits from excellent transport links, with convenient access to the A90 trunk road, connecting Aberdeen, Dundee and the wider Scottish road network. Stonehaven is also served by the East Coast railway line, providing regular services north and south.

The two established retail locations provide the business with an extensive geographical reach across Aberdeenshire and the wider North East of Scotland. Their strategic positioning, together with the associated warehouse facilities, supports the operational logistics, distribution capabilities and continued growth of the business.

## Celebrations of Turriff

The flagship Celebrations of Turriff store comprises a substantial two-storey furniture and retail premises extending to approximately 25,000 ft², incorporating a series of traditional interlinking buildings fronting Main Street, together with extensive modern extensions to the rear.

The property provides spacious, predominantly open-plan retail accommodation across two floors, ideally suited to the display and sale of furniture, home furnishings and associated retail products.

The retail offering is complemented by the Conservatory Restaurant and Coffee Parlour, which serves as a popular community hub, enhances the customer experience and provides a significant income stream.

## Ground Floor

The property benefits from prominent pedestrian access directly from Main Street, together with secondary access from the extensive rear customer car park, which provides free parking for approximately 80 vehicles.

The ground floor comprises an expansive retail sales area, arranged into a number of distinct departments and dedicated showroom spaces, providing a spacious and varied shopping environment. The accommodation includes clothing and luggage departments, together with extensive displays of giftware, partyware, handbags, ornaments, home accessories and LEGO products. Customer fitting rooms are also provided within the clothing department.








A substantial proportion of the ground floor is dedicated to furniture displays, incorporating individually branded sofa and chair showrooms featuring established manufacturers including G Plan, Parker Knoll, La-Z-Boy and Celebrity Care Chairs. These areas are arranged to provide dedicated displays of sofas, armchairs and reclining furniture.

The ground floor also incorporates a dedicated seasonal retail area, which is adapted throughout the year to accommodate seasonal merchandise and promotional displays, including an extensive Christmas shop during the festive period.

Ancillary accommodation includes stockrooms, storage and delivery areas, offices, staff facilities and customer WCs. Access between floors is provided by three staircases and an eight-person passenger lift, facilitating convenient movement throughout the property.

## First Floor

The first floor comprises a significant open-plan retail sales area, providing extensive showroom accommodation arranged into a number of dedicated furniture and home furnishing departments. The spacious layout allows for the display of a wide range of products within clearly defined sections.

The principal retail areas include extensive displays of dining room furniture, incorporating a variety of dining tables and chairs, together with dedicated bedroom furniture departments featuring beds, mattresses, wardrobes and other bedroom furnishings. Complementary bedding accessories are also displayed within this area.

A separate section is dedicated to conservatory furniture, offering a range of seating and associated furnishings within a designated showroom area.

In addition to the retail accommodation, the first floor incorporates office facilities and a meeting room, providing administrative and management accommodation in support of the wider retail operation.

# Conservatory Restaurant and Coffee Parlour

The Conservatory Restaurant and Coffee Parlour is a popular, fully fitted dining facility with seating for approximately 125 customers, including an attractive conservatory dining area.

The restaurant operates from 9.00 am to 5.00 pm Monday to Saturday and 12.00 pm to 5.00 pm on Sundays, providing an established hospitality offering that complements the wider retail operation.

The restaurant comprises a spacious and welcoming dining area, benefiting from extensive glazing surrounding the conservatory, allowing excellent levels of natural light. The accommodation is finished with tiled flooring, recessed ceiling lighting and an arrangement of freestanding timber tables and chairs, providing flexible seating throughout.

A substantial walk-up service counter forms the focal point of the restaurant, incorporating glazed refrigerated display cabinets presenting a selection of home baking, cakes, chilled refreshments, juices and alcoholic beverages. The counter also includes dedicated tea and coffee preparation facilities, together with hot food service areas, including a hot plate.

Positioned behind the main service counter is a well-appointed commercial kitchen, equipped with a large gas cooking range and oven, overhead extraction canopy, refrigeration, extensive food preparation areas and ample worktop and storage facilities. The kitchen provides comprehensive catering facilities to support the restaurant's food and beverage operations.



# Standalone and Adjacent Business Opportunities

## Celebrations Warehouse
**(Available by Separate Negotiation)**

- Approximately 15,000 ft² of versatile commercial accommodation, located one mile outside Turriff
- Warehouse, storage, office and former showroom space, with modern extension
- Steel portal frame construction with 4–4.2m eaves heights and roller shutter access
- Substantial tarmac yard providing parking, loading and manoeuvring space
- Class 6 (Storage or Distribution) use, subject to necessary consents
- Further details available upon request






# Stonehaven Sofa and Bed Centre

**(Available by separate negotiation)**

- Established ground floor retail premises within the Stonehaven Conservation Area
- Attractive glazed frontage with predominantly open-plan retail accommodation
- Front and rear sales areas, ancillary storage, staff facilities and WC
- Side access for loading and potential parking, plus adjoining double garage
- Historic Class 1 to Class 3 partial change-of-use consent, subject to confirmation and necessary approvals

Further details available upon request











# Rental Retail Unit, 19 Main Street, Turriff

**(Available by Separate Negotiation)**

- Well-presented ground floor commercial unit within a traditional red sandstone building
- Modern accommodation comprising reception, two treatment rooms, storage, staff WC and tea preparation facilities
- Main street access with alternative accessible entrance via adjoining Celebrations retail unit
- Let to an established podiatry business on a Full Repairing and Insuring (FRI) lease
- Established rental income providing an investment opportunity

Further tenancy, rental income and yield details available upon request





## Grounds

The property benefits from a large rear customer car park providing free parking for approximately 80 vehicles. The car park is accessed from Chapel Street, located to the rear of the property.

The parking area provides convenient access for customers visiting the store and restaurant, as well as those collecting furniture and other larger purchases.

The external areas also include designated bin storage facilities.

## Directions

Please refer to the accompanying location maps. The respective What3words references are as follows:

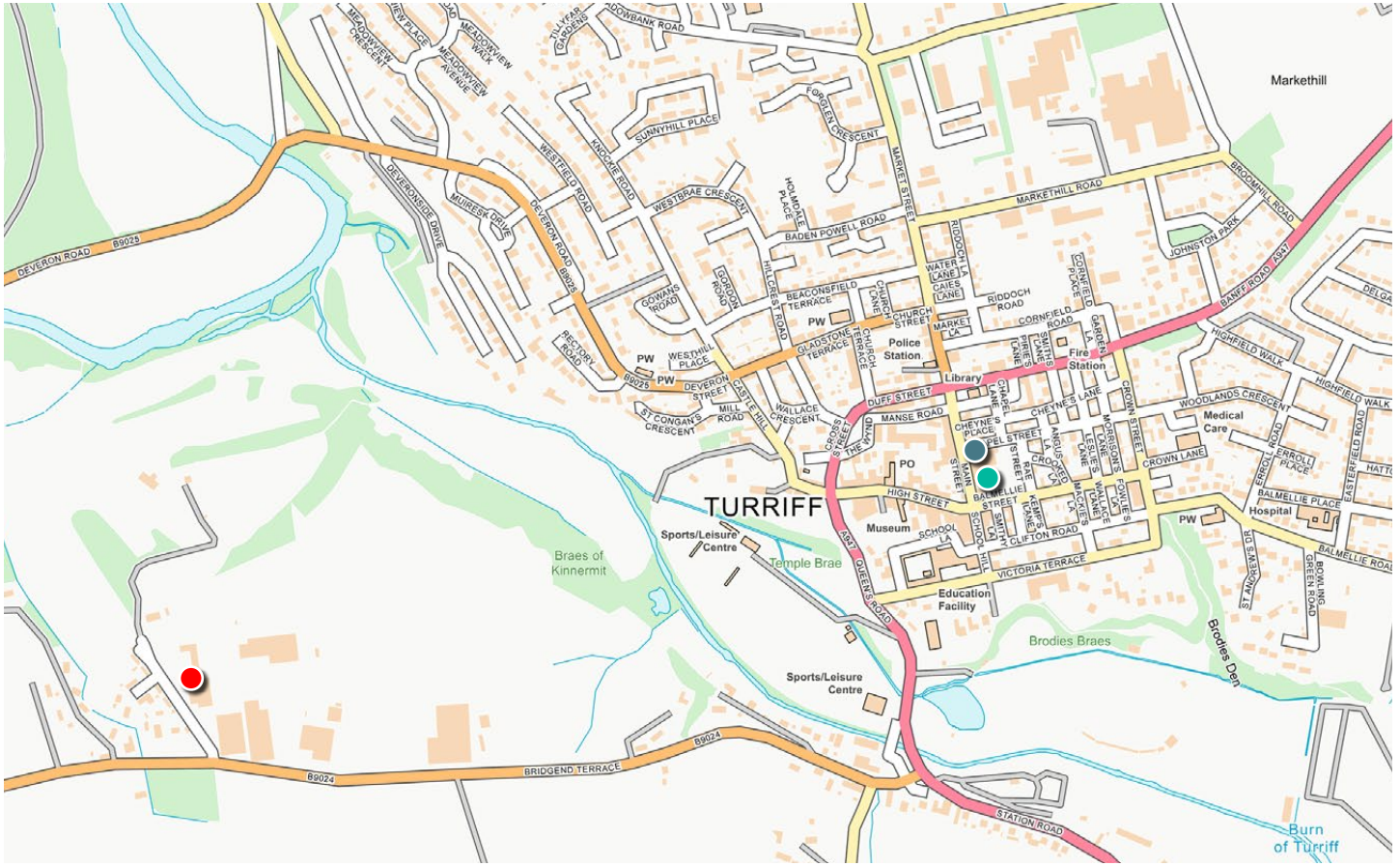
- **Celebrations, Turriff:**
  ///trader.dinner.clerk
- **Celebrations Warehouse:**
  ///scrubbing.hairspray.outsmart
- **19 Main Street, Turriff:**
  ///lightly.sung.processor
- **Stonehaven Sofa & Bed Centre:**
  ///seats.painter.directors

## Services

The property benefits from connections to mains gas, electricity, water and drainage. Both retail spaces benefit from a mixture of under floor, electric and gas heating.

## Accounts

Full accounting information will be made available to interested parties subsequent to viewing.






## Title Numbers

The property is registered with the Registers of Scotland under Title Numbers ABN78005, ABN29565 and ABN54984.

## Rates

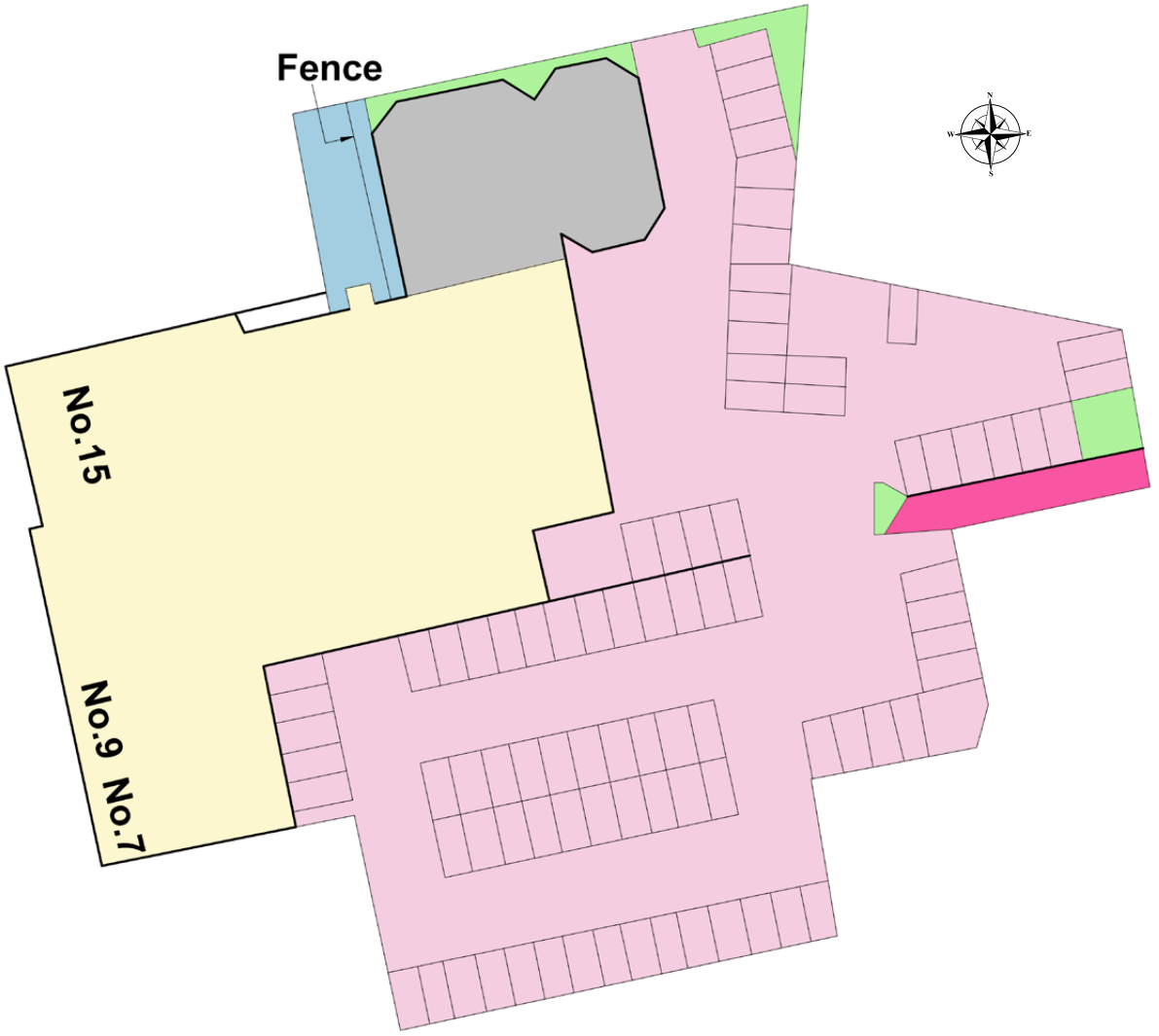
Celebrations of Turriff has a Rateable Value of £81,500 (Valuation Reference: VR11810), effective from 1 April 2026.

## Licensing

Celebrations of Turriff benefits from a premises alcohol licence (Reference: LAPREM/00027/20), permitting the sale of alcohol in accordance with the terms and conditions of the licence.

## Website

The business benefits from an established digital presence, including a dedicated website (https://celebrationsofturriff.co.uk/), an active Facebook page with approximately 23,000 followers (https://www.facebook.com/celebrationsofturriff/?locale=en_GB), and an Instagram account (https://www.instagram.com/celebrationsofturriff/), all supporting customer engagement, product promotion and ongoing marketing activities.




Planting
Sales
Unused Area
Restaurant
Car Park
Van Overnight Parking Area

## Development Opportunities

Despite being a highly profitable and successful business, Celebrations of Turriff has several opportunities for further growth and development

- Expand existing product ranges, including garden furniture
- Introduce event hosting and private functions
- Target a younger and wider customer demographic
- Install EV charging points in the car park
- Introduce an interior design service
- Develop a customer loyalty scheme
- Extend customer credit facilities
- Introduce in-store concessions, such as a travel agent or pop-up clothing retailers
- Increase advertising beyond the local area to attract customers nationwide

## Plans

An indicative plan is available upon request from the selling agents ASG Commercial.

## Price

A Guide Price of £750,000 is invited for the heritable property of Celebrations of Turriff, 7-15 Main Street, Turriff complete with goodwill and trade contents (according to inventory), excluding personal items and existing staff would transfer under TUPE regulations in the normal way. Stock at valuation.

Celebrations Warehouse, Stonehaven Bed and Sofa Centre and Retail Unit, 19 Main Street, Turriff are available by separate negotiation, and the prices are available on application.

A company sale may also be considered.

## Finance & Legal Services

ASG Commercial Ltd is in touch with a variety of different lenders who can provide specialist finance. We will be delighted to discuss your financing requirements with you and make an appropriate introduction where appropriate. We also have many contacts in the legal profession who can assist in all legal matters arising.

## Viewing

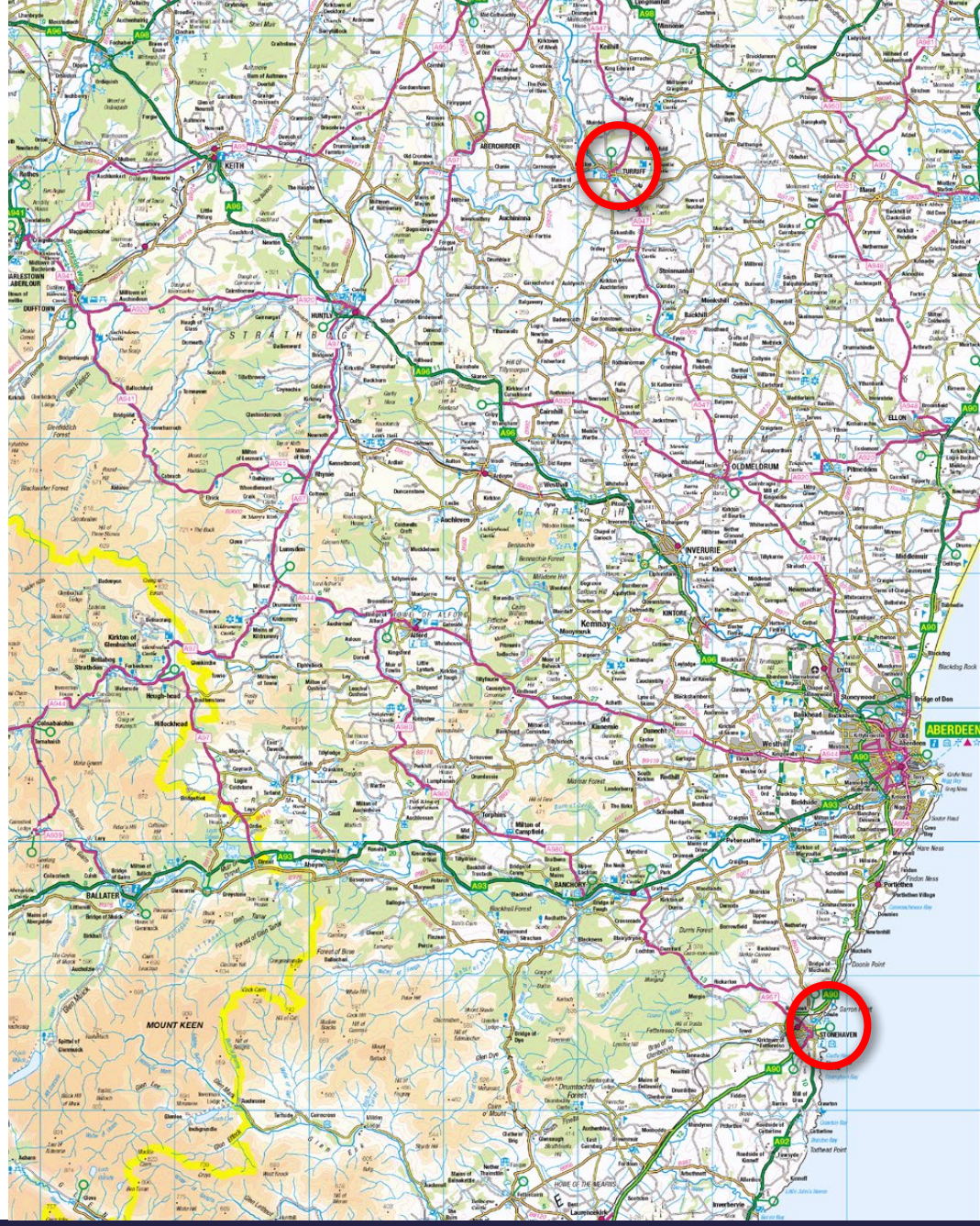
All appointments to view must be made through the vendors selling agents:

ASG Commercial Ltd,
1 Cromwell Road,
Inverness, IV1 1SX

Tel: 01463 714757
E: admin@asgcommercial.co.uk
Web: www.asgcommercial.co.uk

## Offers

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date, should one be set.




ASG COMMERCIAL
Our business is selling your business.

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