

Retail

TO LET / FOR SALE

kirkstone

BUSINESS SALE



194-204 Main Street, Wishaw, ML2 7LU

Established business for sale including fixtures and fittings

Summary

| | |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Tenure | To Let / For Sale |
| Available Size | 10,769 sq ft / 1,000.47 sq m |
| Rent | £36,000 per annum |
| Price | Offers in excess of £60,000 The business is offered for sale as a going concern to include goodwill, fixtures and fittings. |
| Rates Payable | £11,329.50 per annum |
| Rateable Value | £22,750 |
| EPC Rating | Upon enquiry |

Key Points

- Busy thoroughfare
- Town centre trading position
- Self-employment opportunity
- No VAT on the rent
- Established business
- Weekly sales c. £5,500
- Potential to increase turnover

194-204 Main Street, Wishaw, ML2 7LU

Description

The subjects comprise a mid-terrace sandstone building under a pitched and slate covered roof, providing retail accommodation arranged over the ground floor. The first and attic floors are currently being used for storage.

The property is accessed via a recessed entrance way which benefits from two separate double doors which lead into the main sales area. The ceilings in the main sales area incorporate fluorescent strip lighting. The walls are painted and covered in fixtures and fittings to display stock. The floor is of a solid nature and is covered in vinyl tiles. There is a Post Office situated at the back of the property. Next to the Post Office is a door which leads to a stairwell for access to the upper floors and a fire exit which leads to the year at the rear which is enclosed by palisade fencing. The upper floors also benefit from a separate stairwell near the front of the shop.

Location

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Accommodation

The accommodation comprises the following areas:

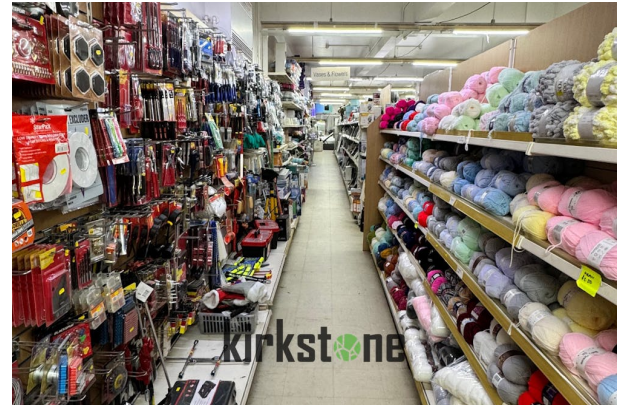
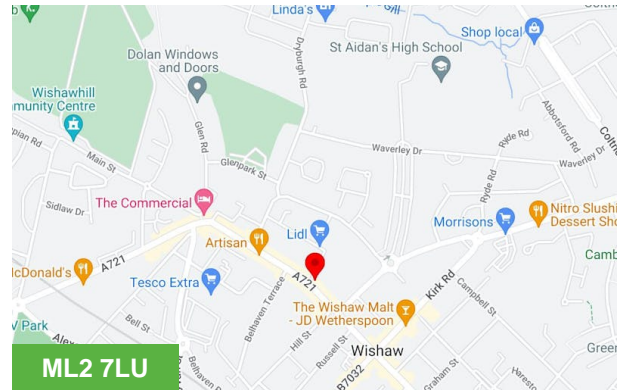
| Name | sq ft | sq m |
|--------------|---------------|-----------------|
| Ground | 5,302 | 492.57 |
| 1st | 4,892 | 454.48 |
| 2nd | 575 | 53.42 |
| Total | 10,769 | 1,000.47 |

Trading Information

Homestyle is an established business operating as a hardware sales store currently generating c. £5,500 per week in sales/services. The business enjoys regular all year round trade, such is the prime position. The business trades Monday to Saturday 9am to 5:30pm and is closed on Sundays.

The current operator has decided to sell the business, thus creating an exciting self-employment opportunity. The operation prides itself on the personal touch and this would be vital for any new owner to have the same ethos and outlook. The bespoke service the current owners provide is reflective of the success of the business and in turn, the return custom. The sale of Homestyle provides an opportunity to acquire an easily manageable retail business. Accounts will be made available to seriously interested parties post viewing stage.

Offers



Viewing & Further Information



Shahzad Shaffi

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The business is offered for sale as a going concern to include goodwill, fixtures and fittings for offers in the region of £60,000 plus stock at valuation. Proof of sales will be made available to seriously interested parties post viewing stage.

Tenure

The subjects are available by way of a new lease on full repairing and insuring terms, at a rent of £36,000 per annum. Full quoting terms are available upon request.

Rateable Value

According to the Scottish Assessors Association, the subjects have a Rateable Value of £22,750.

EPC

A copy of the Energy Performance Certificate (EPC) is available upon request.

VAT

VAT is not payable on the rent.

Legal Costs

Each party will be responsible for their own legal costs.

Entry

Entry will be available on completion of legal formalities.

