TO LET / FOR SALE **kirkst@ne**



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

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 selfemployment 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.







Viewing & Further Information



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Offers

The business is offered for sale as a going concern to include goodwill, fixtures and fittings for offers in the region of \pounds 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 $\pounds 22,750$.

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.

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