



## West Vintage

Ref: 5218656

55 Perth Road, DD1 4HY, 95 King Street, G1 5RB,  
649 Great Western Road, G12 8RE

Leasehold: £400,000, Annual Rent: £15,167 - £20,956 - £26,623

- Group of 3 Vintage Clothing Stores
- Combined ANP in Excess of £140,000
- Combined Sales of £416,096 for Y/E 31/3/23
- Great Locations in Glasgow and Dundee Cities
- Extremely High Gross Profit Margins
- Easy to Run Business, Low Staffing Costs



Three vintage clothing stores in prime locations across Glasgow and Dundee. The vintage clothing industry is flourishing at present as many shoppers embrace sustainability and cost, with the circular nature of re-used clothing a big factor for buyers.

These well-established shops have a great reputation locally and a strong following across social media platforms. All of the stock is graded and curated by hand, which ensures only the best vintage pieces for the customer. High street brands are also delving into vintage clothing with H&M recently launching a vintage marketplace, Sellpy, online and in store and say the value of the market is set to double to \$350 billion by 2027.

Well located in busy Highstreet areas this is an ideal opportunity for those seeking a well performing business with a focus on high margins and a reliable revenue stream.

Please click [here](#) to view the business Instagram.





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## Location

Glasgow is Scotland's largest city with a population of over 630,000. Glasgow's major cultural institutions enjoy international reputations including The Royal Conservatoire of Scotland, Burrell Collection, Kelvingrove Art Gallery and Museum, Royal Scottish National Orchestra, BBC Scottish Symphony Orchestra, Scottish Ballet and Scottish Opera.

Both Shops in Glasgow are well located in central popular areas. Great Western Road has developed significantly and became one of the most famous streets in the UK as lots of new businesses continue to open. As such, it is a place where there is something for everyone: from natural wine bars to hip cafes, and from Glasgow's only Michelin star restaurant to a plethora of different eateries offer a mixing of different cuisines. The shop itself is located close to the Botanic Gardens in Glasgow's famous west end,

Kings Street is located close to the river Clyde near the Merchant City area. It is a hub for trendy shops, stylish restaurants, and chic bars. There is consistent lively atmosphere and the area has many markets. The shop is located within a parade which houses similar business, a bar, and a takeaway.

The city of Dundee is the fourth largest city in Scotland. Lying within the historic county of Angus, it was an important east coast trading port due to its location on the Firth of Tay, which feeds the North sea. Today, Dundee is promoted as 'One City, Many Discoveries' in honour of Dundee's history of scientific activities.

Dundee has a high student population and the shop has a great location on Perth Road next to the University of Dundee in the city centre perfect for the Gen Z target market like influencer Beabadoobee - [click here for Instagram link](#)



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## Internal Details

All three premises have stock displayed on hanging rails around the store with a single service area and changing room(s). Stock is arranged by type and colour and all locations have an open plan design to aid customers peruse stock.

The site at Great Western Road also has an upstairs sales space.





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### The Opportunity

A fantastic opportunity to become the owner of three, profitable, vintage clothing stores. The West Vintage brand has been built by our client over a number of years and became an institution of the Glasgow fashion scene with all three sites producing strong turnover with exceptional margins.

The businesses benefit from repeat custom from the surrounding areas, as well as passing trade due to the main road locations with proximity to universities and student accommodations also a benefit to trade.

This is an outstanding opportunity to acquire a profitable business that still has scope to expand further. A new operator may wish to move into the online ordering space or replicate the success by opening more sites across the country, with 58% of Gen Z buying second-hand apparel over the last 12 months.

We believe this could be a great lifestyle change opportunity for the right individual or be added to an existing operators portfolio.

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### Staff

A mixture of full-time and part-time staff are employed. All remaining staff will transfer under TUPE.

Further details available on request



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### Fixtures & Fittings

All fixtures and fittings are owned outright and are included in the sale.





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### Trading Hours

Great Western Road

Monday - Saturday  
11.00pm - 6.00pm

Sunday 12.00pm - 5.00pm

Kings Street & Perth Road

Monday - Saturday  
12.00pm - 6.00pm

Sunday 12.00pm - 5.00pm

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### Trading Information

The current owner can make available business accounts to interested parties post viewing stage.





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### Tenure

Offered as combined 3 business purchase, all leasehold.

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### Tenancy

Current leases can be shared with interested parties post viewing stage.

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### Business Rates

The current Rateable Value at 649 Great Western Road as of 1 April 2023 is £15,500. This is subject to status and all interested parties are advised to check with the relevant Local Authority.

The current Rateable Value at 95 King Street as of 1 April 2023 is £10,300 and therefore qualifies for 100% relief via The Small Business Bonus Scheme. This is subject to status and all interested parties are advised to check with the relevant Local Authority.

The current Rateable Value at 55 Perth Road as of 1 April 2023 is £10,100 and therefore qualifies for 100% relief via The Small Business Bonus Scheme. This is subject to status and all interested parties are advised to check with the relevant Local Authority.





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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Edinburgh



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