

Button Nose

BOUQUET



Button Nose Boutique Ref. 2513

51 Stevenson Street, Oban, PA34 5NA

This is an superb opportunity to acquire this bright spacious children's wear and gift shop in the heart of Oban

Selling a range of designer clothes for children aged 0 - 4 years together with handbags, jewellery by Joma, candles, teddy bears, china, cards and other gifts

Oban is a popular tourist destination being the Gateway to the Isles with over 300,000 visitors passing through annually en route to Mull and 170,000 to the Outer Hebrides

Business, leasehold interest, fixtures and fittings for sale at offers over £19,500 plus stock at valuation

VIEWINGS

Strictly by appointment through The Business Sales Agency.

No approach may be made directly to the property nor should enquiries be made of any staff at the premises.

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51 Stevenson Street, Oban, PA34 5NA

Ref. 2513

Type of business:

This is a great opportunity to acquire this bright and spacious gift shop selling designer children's wear for ages 0 - 4 years together with a range of handbags, scarves, Joma jewellery, Wood Wick candles, teddy bears, mugs and china, children's toys, cards and other gifts.

The shop benefits from a highly visible location just off Argyle Square in the heart of Oban town centre.

The premises are a bright spacious mainly open plan unit with a store / kitchen and staff toilet.

Opening hours:

11am - 4pm Monday - Saturday

These hours suit the current owner's family commitments but longer hours could be worked.

Staff:

The business is run by the owner. It is an easily managed business that would suit an owner manager.

Tenure:

Leasehold. Rent £9,000 per annum. The current lease expires in 2021.

Ratable value £8,400. The premises qualify for 100% Small Business Rates Relief so no rates are payable.

Premises:

The shop is situated on the corner of Stevenson Street and Combie Street which is part of the main A816 through Oban. This is just off Argyle Square which is the heart of Oban's retail and commercial district. The shop is a spacious unit of 51m2 and benefits from ample street parking nearby.

Financial Information:

The current turnover is just below the VAT threshold. All fixtures and fittings are owned outright and are included in the sale price. Further financial information is available to serious interested parties after viewing.

Agents Notes: These particulars are for the general guidance of interested purchasers and lessees and do not form part of any offer or contract. All descriptions and any other details are given without responsibility on the part of The Business Sales Agency or their vendor client and any intending purchasers should not rely on them as statements or representations of fact. All intending purchasers or tenants should satisfy themselves to the correctness of all/any statements contained herein prior to making an offer by inspection or otherwise. Neither The Business Sales Agency nor their employees make or give any warranty whatsoever in relation to the business and/or property described herein.

