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**Napier**

THE  
**BUSINESS SALES**  
AGENCY



## **Quality Clothing Alterations & Hat Hire Business**

**25 Lawn Street, Paisley, PA1 1HD**

**Ref. 2620**

**This is a rare opportunity to acquire this well established freehold clothing alterations and hat hire business which has been under the same ownership for the last 20 years.**

**Specialising in the fitting and alteration of wedding dresses, general ladies and gents clothing together with the hire of special occasion hats this is a consistently profitable high margin business with an excellent reputation.**

**Spacious 64m<sup>2</sup> (676sqft) premises in the heart of Paisley which have been fully modernised and with central heating throughout.**

**Business, freehold property, equipment, fixtures & fittings for sale at offers over £89,000 plus stock at valuation.**

**Option to buy on leasehold basis at £29,000.**

### **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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Glasgow, G2 2QZ**

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# THE BUSINESS SALES AGENCY

## Clothing Alterations & Hat Hire Business

25 Lawn Street, Paisley, PA1 1HD

Ref. 2620

### Type of business:

This well established and consistently profitable clothing alterations and hat hire business is only offered for sale due to the current owners wish to retire after successfully running the business for over 20 years.

Working with many local bridal boutiques they carry out high quality alterations to wedding dresses, ladies and gents outfits and general clothing.

The business has a full range of commercial equipment to allow it to carry out a wide range of repairs to a professional standard.

To complement its bridal wear alterations the business also has a range of 250 hats which it hires to ladies attending weddings and similar events.

### Financial information:

This alterations and hat hire business is a high margin business with excellent gross and net profit margins but the owner keeps the turnover below the VAT threshold.

The sale price includes the property, all equipment, fixtures and fittings. The stock of hats for hire is around £5,000 and the stock of fabrics, haberdashery, etc is a similar amount.

Further financial information can be made available to serious interested parties after viewing.

### Staff:

It is run by the owner and 2 staff each working approximately 30 hours per week.

### Opening hours:

9am-5pm Mon to Fri, 9am-12.30pm Sat.

### Premises:

The premises are a spacious double fronted unit on Lawn Street which runs between Ince Street, the A726, which is the main route round Paisley town centre and Gauze Street. The Lawn Street Pay & Display car park is right next to the shop and provides amply cheap parking.

At 64m<sup>2</sup> (676sqft) this ground floor double fronted unit has been extensively modernized with full central heating, new kitchen and staff toilet. The shop comprises a bright spacious front counter and work area, large cutting room, generously sized fitting room, kitchen and toilet.

### Tenure:

Freehold. The freehold ownership of this ground floor modernized shop is included in the sale price.

Option to lease at rent of £7,000 per annum.

Rateable value only £5,000 so no rates are payable.

**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.

