

RALEIGH DAVID GRAHAM CYCLES **RALEIGH**



FISHING TACKLE

THE BEST WAY
TO FISH

David Graham Cycles & Fishing Tackle

Ref. 2607

13-15 Combie Street, Oban, PA34 4HN

Established in 1949 and run by the same family since, this popular cycle and angling shop is only offered for sale due to the current owners wish to retire.

A spacious double unit with excellent street frontage this freehold property is in a good condition throughout and with a rateable value of £8,800 it is exempt from rates.

With cycles, spares and repairs and angling equipment and accessories each accounting for about 50% of sales this business provides an excellent base from which a new owner can build.

Freehold property, business, fixtures and fitting offered for sale at offers over £115,000 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.

THE BUSINESS SALES AGENCY

David Graham Cycles & Fishing Tackle
13-15 Combie Street, Oban, PA34 4HN
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Type of business:

This is an excellent opportunity to acquire a very well established cycle and angling business.

Selling Raleigh and other bicycles to local and tourist cyclists together with servicing, parts and accessories since 1949 this business also caters for anglers with wide range of rods, reels, lines and other accessories.

Ideally placed to benefit from new 800 student University of the Highlands and Islands campus in Oban. Oban is a busy town with a population of 20,000 and as the gateway to the isles with 500,000 passenger ferry trips from Oban to Mull each year it experiences high levels of tourist traffic.

Financial information:

The sales are split almost 50/50 between the cycle side of the business and the angling side. The two sides compliment each other and provide a balance of sales throughout the year.

The sale price includes the freehold property of the shop together with all equipment, fixtures and fittings. Further financial information can be made available to serious interested parties after viewing.

Opening hours:

9am - 5pm Monday to Saturday.

Premises:

The premises are a bright spacious highly visible unit on Combie Street which is just off Argyll Square in the heart of Oban.

At 69m² (729sqft) this double fronted unit is mainly open plan with a small workshop area and kitchen to the rear. The shop has ample metered parking immediately to its front.

Tenure:

Freehold. Rateable value £8,800 so qualifies for 100% rates relief so no rates are payable.

Staffing:

The business is run by the owner.

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.

