



THE
BUSINESS SALES
AGENCY

Well Established Independent Florists Ref. 2669
49 Union Street, Larkhall, ML9 1DZ

Established for over 40 years this is an excellent opportunity to acquire a well regarded quality florists in the heart of South Lanarkshire.

Spacious, highly visible, main road, town centre shop with ample preparation and storage space with a rent of only £1,000 per month.

Alcohol licence for combined flower & gift hampers.

Business on a leasehold basis, van, fixtures and fittings for sale at offers over £19,000 plus stock at valuation.

VIEWING IS HIGHLY RECOMMENDED

However it is 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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www.businesssalesagency.com

The Business Sales Agency, 70 West Regent Street, Glasgow, G2 2QZ

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Ref. 2669

Type of business:

This florists has been established for over 40 years and in that time it has developed an excellent reputation for quality and service.

It has featured at prestigious events such as the Glasgow 2014 Commonwealth Games where they supplied the flowers for the Royal Tent and also designed the bouquet for the Queen on her visit to Larkhall.

Delivering to all parts of North and South Lanarkshire this profitable florists represents an excellent opportunity for a new owner to further develop this well know and established business.

Viewing is highly recommended.

Larkhall is an attractive town of 18,500 inhabitants and has a catchment area within North and South Lanarkshire populations of over 650,000. It has easy access to the M74 motorway and is just 20 miles south east of Glasgow city centre.

Financial Information:

The current owner keeps the turnover just below the VAT threshold which combined with low overheads makes this a profitable and easily run owner managed business.

A 2016 sign written Citroen Berlingo van, all equipment, fixtures and fittings are owned outright and included in the sale price.

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

Opening hours:

9am - 5pm Monday to Saturday.

Premises:

The premises comprise a large front shop, preparation area and staff toilet together with a large store room to the rear of the property.

Tenure:

Leasehold. Rent is £1,000 per month. New long lease available.

Rateable value £8,100 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.

