



Fresh & Press

4 Argyle Street, Rothesay, PA20 0AT

Offers Over £150,000





Fresh & Press

Rothesay, Isle of Bute, PA20 0AT

An excellent business opportunity has arisen to bring to market Fresh & Press Laundrette, a long-established business in Rothesay. The thriving island is a prime tourist destination renowned for outstanding landscapes, beautiful views, and diverse activities. The property occupies a prime trading location which benefits from a high volume of passing trade. This is a well performing business that enjoys a healthy income and profit margins and is offered as a turnkey opportunity.

An outstandingly beautiful and historic island, Bute is situated at the heart of the Firth of Clyde, off Scotland's stunning west coast. The island possesses areas of great scenic beauty and has been a popular holiday destination since Victorian times. Due to its proximity to the Gulf Stream, the island enjoys a particularly mild climate, and it has become known as the "Madeira of Scotland". Rothesay is the main town on the island and has a population of approximately 5000 with an extensive range of amenities including primary and secondary schooling, shopping, a hospital, swimming pool, sports centre and three golf courses.

Regular ferries (Caledonian MacBrayne) operate from Rothesay to Wemyss Bay (35 mins) with Glasgow city centre and the international airport generally reached in about an hour from the ferry terminal. Wemyss Bay has a direct train link to the city centre. A second ferry from Rhubodach, in the north of the island, to Colintrave, allows easy access to Argyll and the West Highlands.

The Isle of Bute also offers wonderful hill and coastal walks, golfing, sea fishing and trout fishing.





The Business

An easily managed and well-run business providing self-service laundry service, along with serviced washes and an ironing service. Currently trading 6 days per week from 0900 to 1700 The quality of services provided ensures that the business maintains a steady trade throughout the year. Enjoying strong repeat business from an established client base, the business also benefits from repeat business for local hotels, guest houses and self-catering accommodation. The premises profits from its position on the sea front and proximity to the centre of the town.

All equipment, fixtures and fittings pertaining to the business are included in the sale. This includes 7 washing machines, 5 gas dryers, 2 electric roller irons and 2 commercial ironing boards.

The owner is assisted by 3 members of staff.

The Property

Single partially glazed door opens from the street to the main service area. This is equipped with the washing machines and dryers. This room has large window at the front. Total area is approximately 50 m². A door leads to the rear room which has the commercial roller irons. There is a fire escape leading to the rear close.

This property has mains electric, water and drainage. Gas central heating.

The property is held on the Scottish equivalent of a freehold.

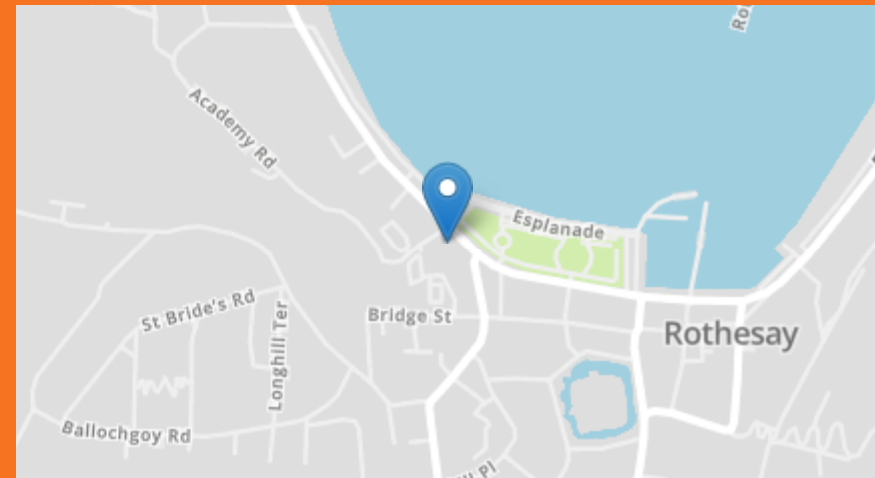
Situation

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Offers Over £150,000 are sought for this heritable property, fixtures, fittings and goodwill.



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