

980 豐年
WAY

Laundrette

DUVETS
BEAUTIFULLY
WASHED

DUVETS
OUR
SPECIALITY

OPEN
SERVICE
WASHES
PLEASE SEE ATTENDANT

YOU DO
YOUR
SHOPPING
WHILE WE DO
YOUR
WASHING

WE'RE
OPEN

817A

Bishopmill Laundrette

31 North Street, Bishopmill, Elgin

Offers Over £110,000

ccl
PROPERTY



Bishopmill Laundrette

31 North Street, Bishopmill, Elgin, IV30
4EE

CCL Property are delighted to bring to market Bishopmill Laundrette, a long-established business in Elgin. The property occupies a prime trading location on North Street 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 early viewing is recommended to appreciate the quality of facilities on offer.

The property occupies an excellent trading location on the Bishopmill's North Street, in the centre of Elgin. The surrounding area contains mainly ground floor retail usage with residential or usage on the upper floors. A range of local facilities are on offer in the vicinity. Parking is available directly opposite and behind the property.

Elgin is located on the main A96 and is extremely well served through various established transport links including its railway station and main bus terminus. Both Inverness (35 miles) and Aberdeen (60 miles) offer a large range of additional services and both benefit from airports.

The town offers a wide range of services and amenities including shopping, business, and leisure facilities, together with primary and secondary schooling and health care facilities. National retailers exist alongside specialist shops and there is a library, sports centre, and swimming pool.





The Business

Bishopmill Laundrette is an easily managed and well-run business. Owner operated, this business trades 6 days per week with the aid of two members of staff. The quality of services provided ensures that the business maintains a steady trade. It benefits from year-round trade and enjoys strong repeat business from an established client base.

The premises profits from its position on North Street and proximity to the centre of the town. All equipment, fixtures and fittings pertaining to the business are included in the sale.

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

Full trading information will be provided only after formal viewings have taken place.

Offers over £110,000 are sought for the freehold. Fixtures, fittings and goodwill of the business are included.

The Property

The property is split over two floors. In its present configuration, the basement provides a large storage space with machinery for the above laundrette. Located on the ground floor is the laundrette which is fitted with relevant equipment. To the rear of the main floorspace there is a sales counter, a large storage

room and WC facilities and access to the basement below.

External

There is parking available directly opposite the property or to the rear.

Situation

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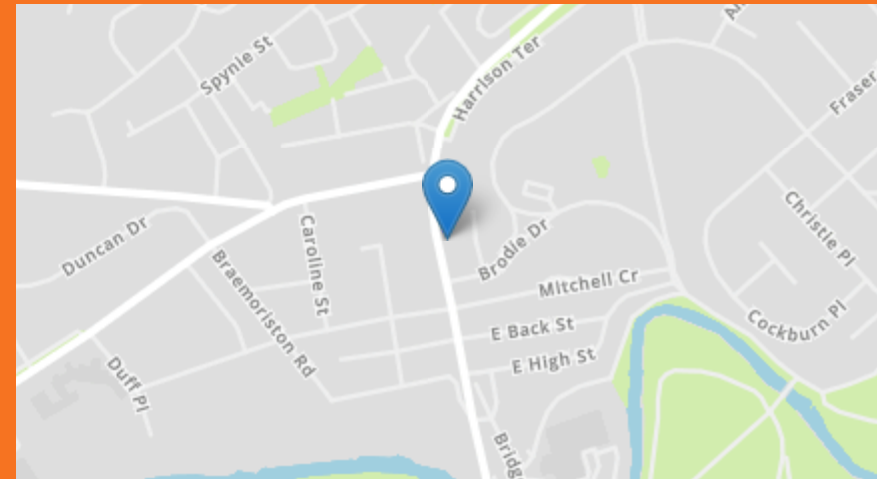
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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