



Riverside Laundrette

Gynack Street, Kingussie, PH21 1EL

Offers Over £45,000 - Leasehold





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An excellent business opportunity has arisen to bring to market Riverside Launderette, a long-established business in Kingussie. The property occupies a central trading location in the town 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.

Kingussie is situated in the heart of Highland Scotland and enjoys being both within the Cairngorm National Park and next to the picturesque River Spey. Unsurprisingly the area is particularly attractive with a great deal of outdoor pursuits easily accessible from the guest house. Given the location walking, cycling, photography, and snow sports are all popular activities. The locality is also well known for its wealth of wildlife with many rare birds and animals easily spotted nearby. The Hermitage Guest House is very well positioned centrally for onward journeys to the North Coast 500, Orkney, or the West Coast whilst nearby in the town guests can enjoy several dining and entertainment facilities. Primary and Secondary schools are located within 10 minutes' walk. The A9 and mainline railway station both mean the town is very easily accessible and Edinburgh can be reached by car in approximately 2 hours whilst Inverness can be reached easily in under an hour. Kingussie is popular with visitors throughout the year and is an excellent destination to explore the beautiful Highlands of Scotland. Inverness airport is only 48 miles away, with daily national and international flights. Also sitting on the whisky trail with 50 distilleries within an easy reach.



The Business

Riverside Laundrette is an easily managed and well-run business. Owner operated, this business trades 7 days per week with the aid of 1 full time and part time seasonal members of staff.

The business operates as both a self-service and commercial launderette with approximately 100 contract customers, mainly chalets, self-catering accommodation and bed and breakfasts. 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 prominent position and proximity to the centre of the town. All equipment, fixtures and fittings pertaining to the business are included in the sale.

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

Offers over £45,000 are sought for the fixtures, fittings, and goodwill of the business.

The Property

Accessed from Gynack Street the property consists of a ground floor spacious retail space that has been configured to accommodate 3 industrial washing machines and 3 industrial dryers. There is ample storage. A door at the rear leads to an additional room that is used for commercial ironing and has several ancillary pieces of equipment. At the rear of the property is a kitchenette and WC.

The property benefits from 3 phase electricity.

Gross internal area is approx. 45m².

Rateable Value is £2,900.

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

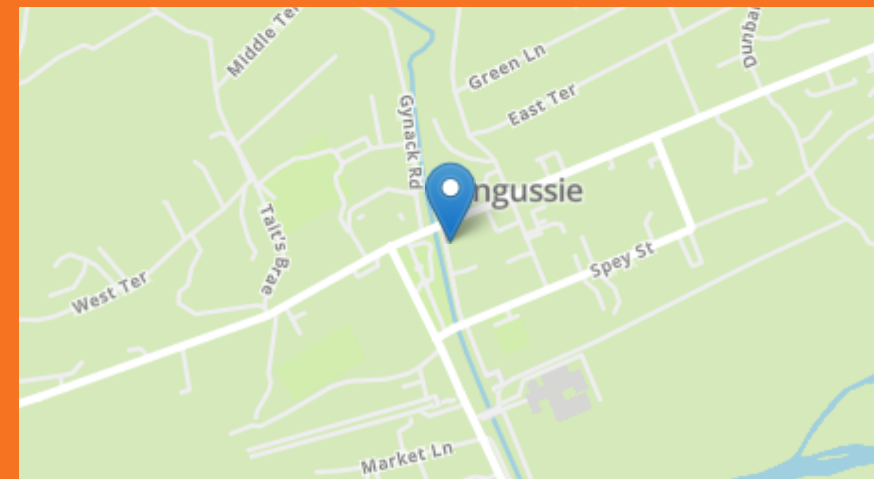
External

To the rear of the property there is a garden space with an attached garage. This can be accessed via the shared alleyway to the side of the property.

The property opens to the street. Ample on street parking close by.

Situation

Kingussie is situated in the heart of Highland Scotland and enjoys being both within the Cairngorm National Park and next to the picturesque River Spey. Unsurprisingly the area is particularly attractive with a great deal of outdoor pursuits easily accessible from the guest house. Given the location walking, cycling, photography, and snow sports are all popular activities. The locality is also well known for its wealth of wildlife with many rare birds and animals easily spotted nearby. The Hermitage Guest House is very well positioned centrally for onward journeys to the North Coast 500, Orkney, or the West Coast whilst nearby in the town guests can enjoy several dining and entertainment facilities. Primary and Secondary schools are located within 10 minutes' walk. The A9 and mainline railway station both mean the town is very easily accessible and Edinburgh can be reached by car in approximately 2 hours whilst Inverness can be reached easily in under an hour. Kingussie is popular with visitors throughout the year and is an excellent destination to explore the beautiful Highlands of Scotland. Inverness airport is only 48 miles away, with daily national and international flights. Also sitting on the whisky trail with 50 distilleries within an easy reach.



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