



Invergordon Launderette

77 High Street, Invergordon, IV18 0AB

Offers in Region of £55,000 - Leasehold

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PROPERTY



Invergordon Launderette

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An excellent business opportunity has arisen to bring to market Invergordon Dry Cleaners & Launderette, a long-established business in Invergordon. The property occupies a prime trading location on the High 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.

The business sits in the centre of Invergordon High Street occupying a prominent road side location, with footage onto the High Street. Neighbouring occupiers include a mix of retail traders, commercial services and food established, with residential dwellings above.

The affluent town of Invergordon is situated on the northern shores of the Cromarty Firth and is a busy commercial port servicing rigs for the oil industry and hosting up to 70 cruise liners each summer season, bringing a huge influx of visitors and crew to the area. The town provides a selection of services and amenities including a variety of shops, hotels, restaurants, medical facilities, bank, and education facilities including playgroup, nursery, primary and secondary schools. Hospital services are located in Invergordon, Golspie (29 miles north) and Inverness (24 miles south). Being located just off the A9 trunk road, the town is well served by public transport services and road networks.





The Business

An easily managed and well-run business. Owner operated, currently trading 4 days per week Monday 8am-4pm, Tuesday 9am-4pm, Wednesday 9am-12pm and Thursday 9am-3pm. The quality of services provided ensures that the business maintains a steady trade. It benefits from year-round trade. 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 High Street and proximity to the centre of the town.

All equipment, fixtures and fittings pertaining to the business are included in the sale.

Washing machines:

Aga Ultra Wash 3000

Ipsa Washing Machine

Aga Spa washing machine

JLA Washing Machine WE163A X2

Dry Cleaning Machine

Roller Iron

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

The Property

Located on ground floor is the laundrette which is fitted with relevant equipment. To the rear of the main floorspace there is a sales office, a large storage room and WC facilities and access to the basement below.

The property has mains electricity, water, and drainage.

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

External

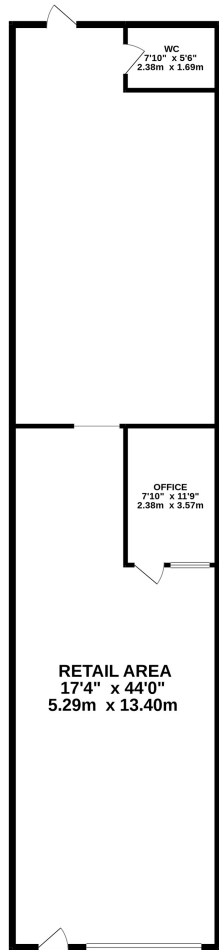
The property is located on the main High Street of Invergordon.

Situation

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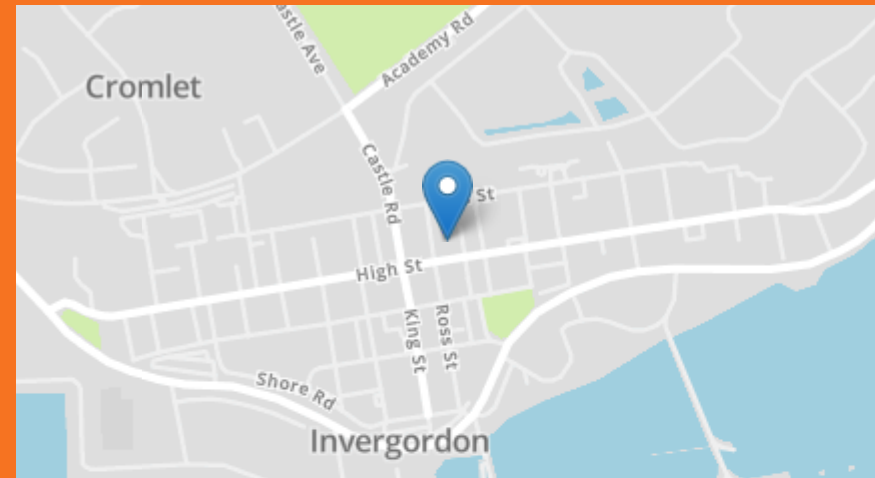
GROUND FLOOR
1350 sq.ft. (125.4 sq.m.) approx.



TOTAL FLOOR AREA: 1350 sq.ft. (125.4 sq.m.) approx.

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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