



11 Oswald Road

Ayr KA8 8NY

£850,000

ccl
PROPERTY



Oswald Road

Ayr, Ayrshire, KA8 8NY

The business is run by the owners with the assistance of 1.5 full time members of staff. The business has evolved over the years to supply bespoke flooring and carpet solutions to a range of private and commercial clients.

The business provides all types of flooring and carpets for homes and businesses across Ayrshire and beyond. From the initial consultation within the showroom, through to measuring and installation, they provide an outstanding quality of service that is second-to-none. The team have the experience and expertise to advise and guide customers to make the correct choice when it comes to picking the right flooring/carpets to suit their needs. The showroom boasts a large flooring and carpet collection, with products from some of the industry's biggest names.

There is a great opportunity for new owners to expand the business in several different directions. This could be either through the introduction of new products ranges, expanding the sales team and area, and creating a digital presence which is something the current owners have never had to do as they have relied on word of mouth and reputation to maintain strong repeat business. In addition, the purchase of R & S Sillars Flooring Ltd would make an ideal acquisition for an existing flooring/carpeting or trade business looking to expand and diversify.





The Property

Visitors can gain access from the yard/car park to the large showroom which is immaculately presented throughout. At the front of the showroom there is an office and to the rear storage and WC. A staircase leads to the first floor which is currently used for additional storage. The ground floor is approximately 408 sq m. The building has been exceptionally well maintained. There is access at the front to the car park/loading area.

External

The subjects benefit from prominent roadside frontage, located within a popular residential area of Ayr. There is a car park at the front of the property that has space for around 10 vehicles.

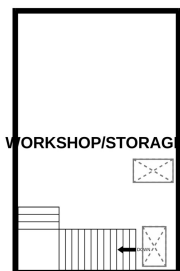
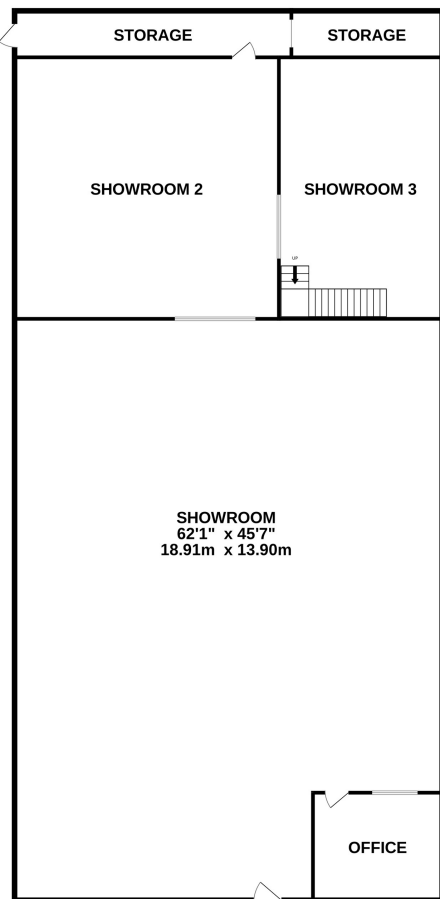


Situation

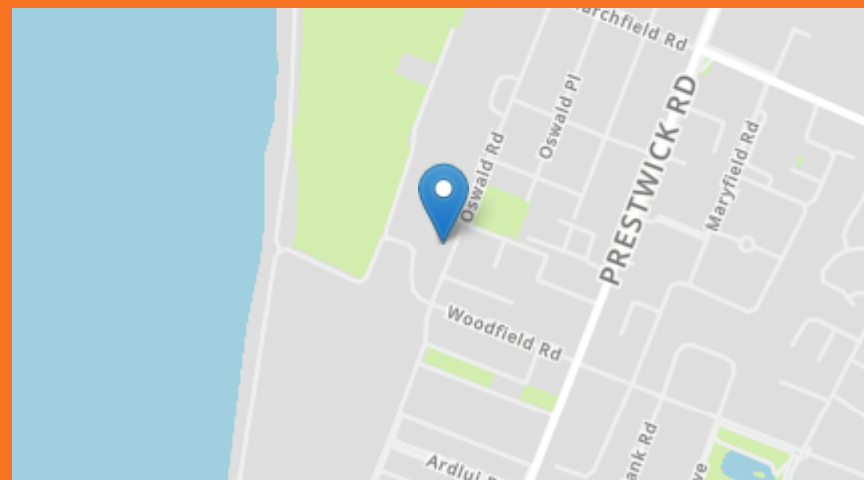
The business is located within a popular residential area of Ayr. Ayr is town located in the West of Scotland and offers a comprehensive range of excellent services including restaurants, shopping, supermarkets, and a private co-educational school. The town benefits from a wealth of public parks, good path networks and wide sandy beaches on the Firth of Clyde coast. There are frequent train services to Glasgow and beyond. Prestwick Airport, with a comprehensive schedule of international flights, is about 10 miles. Glasgow itself is easily accessible via the A/M77.

GROUND FLOOR

1ST FLOOR



ccl
PROPERTY



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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