

Hotels, Guesthouses, Licensed, Retail



Commercial

ARTWORKS, CURIO AND CRAFTS SHOP ULLAPOOL, WESTER ROSS

Hotels
Guesthouses
Licensed
Retail

An established highly popular crafts and arts shop located in prime trading location.
A smart well maintained business with sound profit margins from year round trading.
A true lifestyle and easy to operate business with potential to improve turnover.
Situated in the beautiful Highland village and tourist destination of Ullapool.



The sale of Artworks offers an exceptional lifestyle business opportunity. This interesting retail venture would suit a couple looking for a self-employment opportunity in a most beautiful trading location.

Offers Over £115,000

York House
20 Church
Street
Inverness

Telephone
0845
450 0790

A**S****G****Commercial**Hotels
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RetailYork House
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450 0790**HSPC**
hspc.co.uk

HSPC Ref No: 40523

DESCRIPTION

Artworks is a most popular arts and crafts shop situated in a prime trading location on a busy thoroughfare with a diverse range of other businesses close by. The business caters to a solid year round demand from local residents, with the addition of tourist trade which peaks between Easter and October. The mainstay of turnover is driven through jewellery and card sales but the shop has evolved over the years to deliver a wider range of merchandise including; ceramics, paintings, prints, art materials, wood craft, lamps, mobiles, scarves and general ornaments.

Internally the shop benefits from intelligently laid out display cabinets and racking that show the wide range of products to best effect. The combination of pine shelving and glass display cases help to make effective use of the available sales area. These displays are illuminated with excellent spotlighting. The shop premises are set on the ground floor providing easy access for customers and with two street facing windows offering a display advertising capability. With excellent storage facilities are set to the rear of the shop again, this business is self-contained and uncomplicated in its operation.



The fishing village of Ullapool, on the west coast of Scotland, is situated on Loch Broom. The area offers facilities for locals and tourists alike, covering a wide range of interests, whether the more relaxed sightseeing, walking or touring or for the more active with mountaineering, sea and fly fishing, stalking etc. Ullapool is an ideal base for discovering the natural wonders within the broader area. The Stornoway Ferry draws a great many travellers to the village for short stays as they progress on their travels. Ullapool hosts a number of renowned music festivals each year which attract a high number of visitors and musicians. These activities/attractions lead to a high footfall level and potential customer base for Artworks. Ullapool also provides a culturally rich living and working environment.

The present owner purchased Artworks in 2005 and has enjoyed the profitable and independent lifestyle that accompanies self employment. Trade has shown consistent levels of activity over recent years with excellent net profit conversion. The proprietor now wishes to retire, hence the opportunity for new enthusiastic owners to acquire this thriving business and build on successes to date and increase turnover.

THE PROPERTY

The property is of modern construction on the ground floor only. Unrelated hotel accommodation is situated above the Shop. The business is arranged as follows:-

TRADING AREAS

From a prominent location on a busy road, Artworks has a distinctive and well signed frontage and easy access through the single point of entry. The sales counter is

positioned just inside the entrance and accommodates an electric till with additional display space. The sales counters location provides good visibility of the two distinctive sales display areas; the main shop and a smaller side-room. This enables the Shop to be easily supervised by one staff member on most occasions. The Shop has benefitted from recent refurbishment and has been extremely well maintained throughout, with a good range of flexible fixtures and fittings. The combination of natural pine shelving and modern glass cabinets and specialist racking ensures that the wide ranging products are merchandised to best effect and complement each other.

SERVICE AREAS

The business has an excellent storage room with appropriate shelving and good capacity. Off the secondary store is a staff washroom. This area leads to a rear exit for staff and deliveries only. The Shop has restricted parking to the front.

SERVICES

Mains electricity, water and drainage.

TRADE

Full accounting details will be made available to genuinely interested parties subsequent to viewing. Summer trading hours are - Monday to Saturday 9am until 6 pm.

PRICE

Offers over £115,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

FINANCE & LEGAL SERVICES

ASG Commercial is in touch with several lenders who provide specialist finance to the hospitality trade. We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have a large team of legal experts in-house and can act in all legal matters arising.

DIRECTIONS

From Inverness (64 miles) heading north on the A9 turn onto the A835 at the Torr Roundabout; Ullapool is signposted. Upon entering Ullapool, turn off the A835 onto Argyle Street, thereafter continue to West Argyle Street; Artworks is located on the right.

VIEWING

All appointments to view must be made through the vendors selling agents:

ASG Commercial
York House
20 Church Street
Inverness IV1 1ED

Tel: 0845 4500790

Fax: 01463 711083

E-mail: info@asgcommercial.co.uk

Web: www.asgcommercial.co.uk

OFFERS

All offers should be submitted in writing to ASG Commercial with whom purchasers should register their interest if they wish to be advised of a Closing Date if one is set.

Property Misdescription Act 1991

These sales particulars are prepared as a general outline of the property and business. Buyers should make their own enquiries to satisfy themselves as to the accuracy of information given. Neither we, nor any member of our staff, has authority to offer or imply any representation or warranty over this property.