

# FOR SALE

## Clothes & Gift Shop Business

**7 Well Street, Moffat, DG10 9DP**



- Established Business
- Local & Tourist Customer Base
- Ground Floor Retail Unit
- Basement Store
- Recently Remodeled
- Close to Public Parking
- Qualifies for 100% Rates Relief
- Category C Listed Building

### VIEWING & FURTHER INFORMATION:

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### LOCATION

MOFFAT, which has a population of around 2,500, lies in the Annandale district of the Dumfries & Galloway Council area and is a former Spa town, now recognised as a popular tourist destination.

Dumfries is the region's principal settlement and is located 21 miles to the south west.

The town is bypassed by the A74(M) motorway which provides excellent road links to the north and south. Travelling distance to Glasgow is around 59 miles with Carlisle around 44 miles.

The town is also located at the intersection of the A701 tourist route to Edinburgh, which lies some 53 miles to the north, and the A708 road to Galashiels, approximately 41 miles to the north east.

The property is located on the southern side of Well Street, a short distance from its junction with Moffat High Street.

Well Street is considered an extension to the principal High Street shopping parade. Neighbouring occupiers include a mix of retailers, professional offices, licensed hotels and B&Bs.

### DESCRIPTION

The property comprises a ground floor retail unit, with basement storage area, forming part of a mid-terraced, two storey Category 'C' listed building. The remainder of the building comprises a self-contained residential flat which is in separate ownership.

The main walls are of stone construction, with painted external finish, surmounted by a pitched and slated roof.

The unit has a traditional shop frontage comprising central customer entrance door together with four three-quarter height timber casement display windows.

The main retail area has a laminate floor covering, lined and timber tongue & groove walls with papered / painted finish, together with retail slat-wall cladding.

The retail fit-out also includes fixed perimeter rails, freestanding racks / display cabinets and a glazed point-of-sale counter.

### ACCOMMODATION

- Open-Plan Retail Area
- Rear Store / Staff Room
- Staff W.C.
- Basement Store

## FLOOR AREA

The property extends to the below approximate net internal area:

Ground Floor	46.67 m <sup>2</sup>	502 ft <sup>2</sup>
Basement	43.94 m <sup>2</sup>	473 ft <sup>2</sup>
<b>Total</b>	<b>90.61 m<sup>2</sup></b>	<b>975 ft<sup>2</sup></b>

## SERVICES

We understand that the property is connected to mains supplies of water and electricity, with drainage connected to the main public sewer.

## RATING ASSESSMENT

RV - £4,100.

The property therefore qualifies for 100% rates relief under the small business bonus scheme.

## BUSINESS

'Valley to Coast' has been successfully trading for three years offering high quality ladies clothing from labels such as Joules, Seasalt and White Stuff, to an established customer base of loyal locals and visiting tourists.

In addition, a comprehensive range of giftware is on offer which includes Joma Jewellery, Katie Loxton, Sophie Allport and Arran Aromatics. Furthermore, a variety of artisan Scottish gifts are stocked, which prove very popular with the bustling tourist trade.

Further information surrounding the existing business, including accounts information, will be made available to vetted parties, following a formal viewing.

## PLANNING

The property currently benefits from a Class 1 (Retail) use consent however it would also suit other alternative commercial uses, subject to obtaining the necessary statutory consents.

## PRICE

Purchase offers in the region of £125,000 are invited.

The business and property may be sold separately. Further details can be provided by the sole selling agents.

## LEGAL COSTS

Each party will be responsible for their own legal expenses however, in the normal manner, the purchaser will be responsible for LBTT, registration dues and VAT where applicable.

## VALUE ADDED TAX

All prices, rents and premiums, where quoted, are exclusive of VAT. Prospective purchasers are advised to satisfy themselves independently as to the incidence of Value Added Tax in respect of this transaction.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Rating: G

A copy of the EPC is available on request.

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