

R W McCLURG & CO

SOLICITORS, NOTARIES & ESTATE AGENTS

BUSINESS OPPORTUNITY, ULLAPOOL



Well established Laundry and Dry Cleaning Business for sale due to the present owners retiral. The Goodwill of the business together with all of the equipment necessary to maintain the business at its present level is offered for sale. A Lease of the existing premises can be offered on very favourable terms to suit the purchaser.

The business has a well established commercial customer base and has returned a healthy profit for the present owner over the last 12 years.

Ullapool is a popular holiday destination and accordingly there is a very substantial demand for laundry services from Hotels, Guest Houses, Self Catering establishments, Estates and Chalet Parks. There is also a year round demand including a service to Ferries berthing in Ullapool and foreign fishing vessels calling at Ullapool or Lochinver. From May to September the business provides a collection and delivery service from Lochinver and Gairloch.

The business offers coin operated washing machines and dryers for customers own use and offers a same day service wash for visitors. In addition the business offers a Dry Cleaning Service which is subcontracted to Cleaners in Inverness with the pressing and finishing being carried out in Ullapool. The business also offers a Carpet and Upholstery Cleaner Hire Service.

**To view contact Angela Ford on: 01854 612 551
or Mobile: 07739 892 322**

HSPC Ref No: 45599

Premises

The modern premises extend to approximately 76 sq metres and provides a pleasant airy working environment. A large courtyard in front of the property provides plentiful parking for customers. The business is presently run by one full time member of staff and two part time members. The owner now has a part time role only. The premises are situated in a busy part of the village opposite Tesco Supermarket.

Equipment

The equipment to be included in the sale includes:-

1 x large 18kg IPSO washer	1 x medium 9kg PRIMUS washer
1 x coin-op MIELE washer	1 x coin-op MIELE dryer
1 x 18kg BAUSCH dryer	2 x 10kg ELECTROLUX dryer
1 x 2 meter AGA roller iron	1 x 1 meter ELECTROLUX roller iron
1 x steam COCCHI ironing table	1 x Carpet & Upholstery Cleaner

1 x PEUGOT Expert Van diesel New 2009

Together with all ancillary equipment necessary for the efficient running of the business.

The property can be Leased on generous terms.

A rare opportunity is offered for parties with limited capital to acquire their own business.

Viewing

To arrange a viewing please contact Angela Ford on 01854 612 551 or mobile 07739 892 322 or e-mail angela.g.ford@gmail.com.

Offers

Offers in the region of £75,000 are invited for the Goodwill of the business and all of the equipment listed above.

Enquiries and Offers

For further particulars apply to:- **R W McClurg & Co**
Solicitors and Estate Agents
52 Union Road, Inverness, IV2 3JY
Telephone: 01463 732300 Fax: 01463 732377
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Disclaimer Clause – The Property Misdescriptions Act 1991

Any qualifications in the sales particulars have been introduced to ensure compliance with the above legislation. Whilst we endeavor to make our sales details accurate and reliable, prospective buyers are advised to take appropriate precautions to check anything which is especially critical to their interest in the property. With regard to room measurements, it is explained that these have been made by electronic tapes. Their performance can vary during a working day, and the floor measurements are given as an indication only of the approximate dimensions of the rooms. Prospective buyers will require to satisfy themselves as to the accuracy of the room measurements and not to rely on those given in the sales particulars, especially when ordering floor coverings.



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