LOWS
LAW PROPERTY FINANCE

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The Rope Centre, 24 John Street and Ferry Road, Stromness, KW16 3AD

A unique opportunity has arisen to buy this well-established and profitable business. It is offered for sale due to the impending retirement of the owners.

The successful, family-run business stocks a wide variety of clothing, footwear, goods and equipment catering particularly for leisure, outdoor and marine pursuits, together with an extensive range of work and safety clothing.

OFFERS OVER £110,000

+ stock at valuation

The present owners of The Rope Centre have owned the business for nearly 20 years and during this period it has continued to flourish. The business has entrances off both John Street and Ferry Road convenient for both those on the shopping street and mariners from the harbour and marina.

The Rope Centre has a strong customer base and is well-placed to serve the nearby Stromness marina and the commercial fishing industry.

The well stocked shop has footwear, indoor and outdoor clothes and goods for the outdoor leisure market.

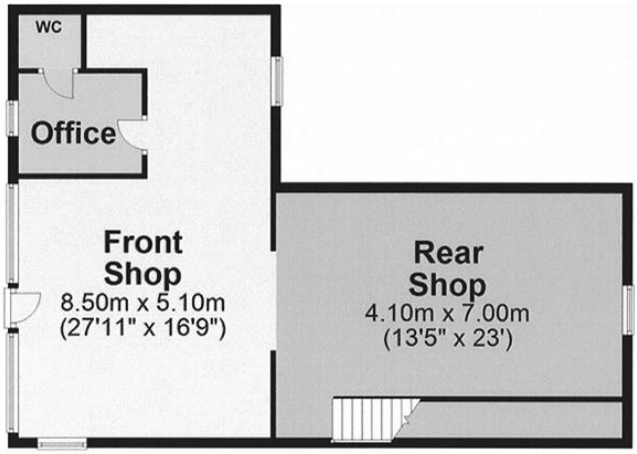
On the ground floor, the chandlery stocks a wide variety of marine hardwear, including specialist paints and ropes.

There is an office with toilet off the main shop and a changing room for shoppers.

The present owners open the shop 5½ days a week opening at 10.00am and closing at 5pm (Monday – Saturday – ½ day on a Thursday) closing for 1 hour at lunchtime.

The business has a website, www.theropecentre.co.uk which will be included in the sale price.

LOWER FLOOR



UPPER FLOOR

SERVICES – Mains services. Telephone.

RATEABLE VALUE – £5,250

ENERGY PERFORMANCE RATING – Band G.

FIXTURES AND FITTINGS – The shop fixtures and fittings are included in the sale price.

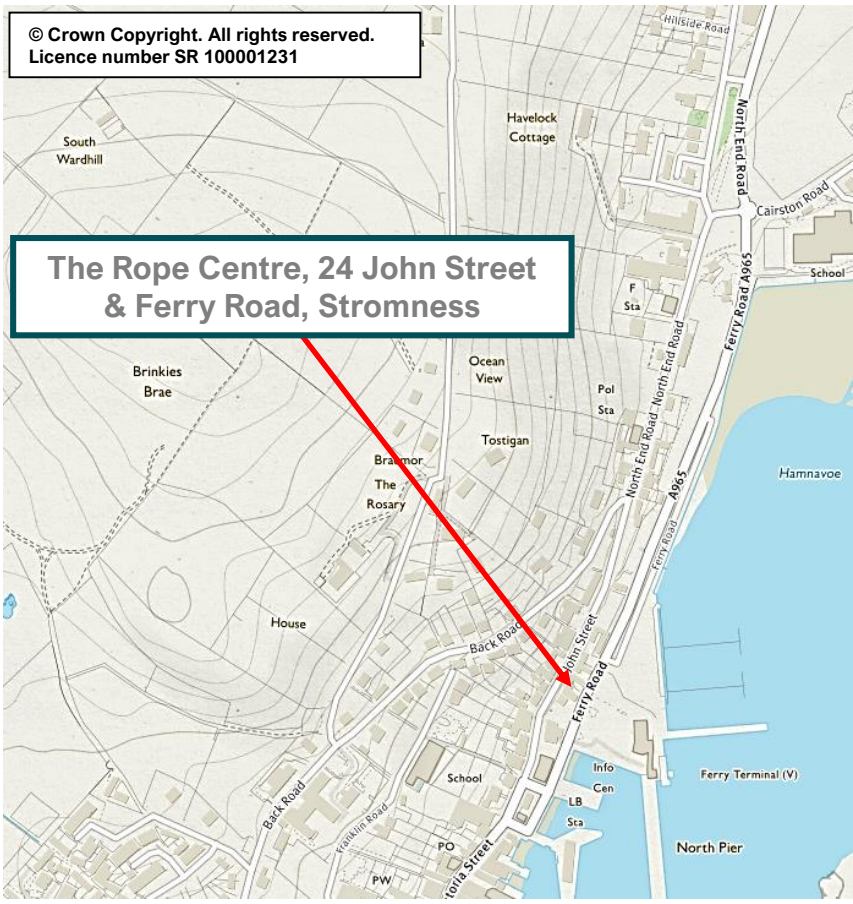
STOCK – The stock is to be taken over, at valuation, on the date of sale.

ACCOUNTS – Abbreviated trading accounts will be made available, at the owners discretion, to interested parties financial advisors.

VIEWING - For an appointment to view please contact Lows Property Department.

PRICE – Offers over £110,000 + stock at valuation.

Further enquires should be directed to Lows Property Department, with whom all offers should be lodged in writing.



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DJMF

The following notes are of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars do not form part of any offer or contract and all statements and measurements contained herein are believed to be correct but are not guaranteed, and any intending purchaser must satisfy themselves as to their accuracy. Prospective purchasers are advised to have their interest noted through their solicitors as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers.
2. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn.