



# BUSINESS FOR SALE

**Leading retailer of ladies' accessories**

**Long established and well known business**

**Loyal customer base with strong repeat trade**

**No rates payable**

**Held on long lease**

**Offers over £30,000**



VIDEO TOUR



WHAT 3 WORDS

**JOOLS, 31 NEWMARKET STREET, AYR, KA7 1LL**

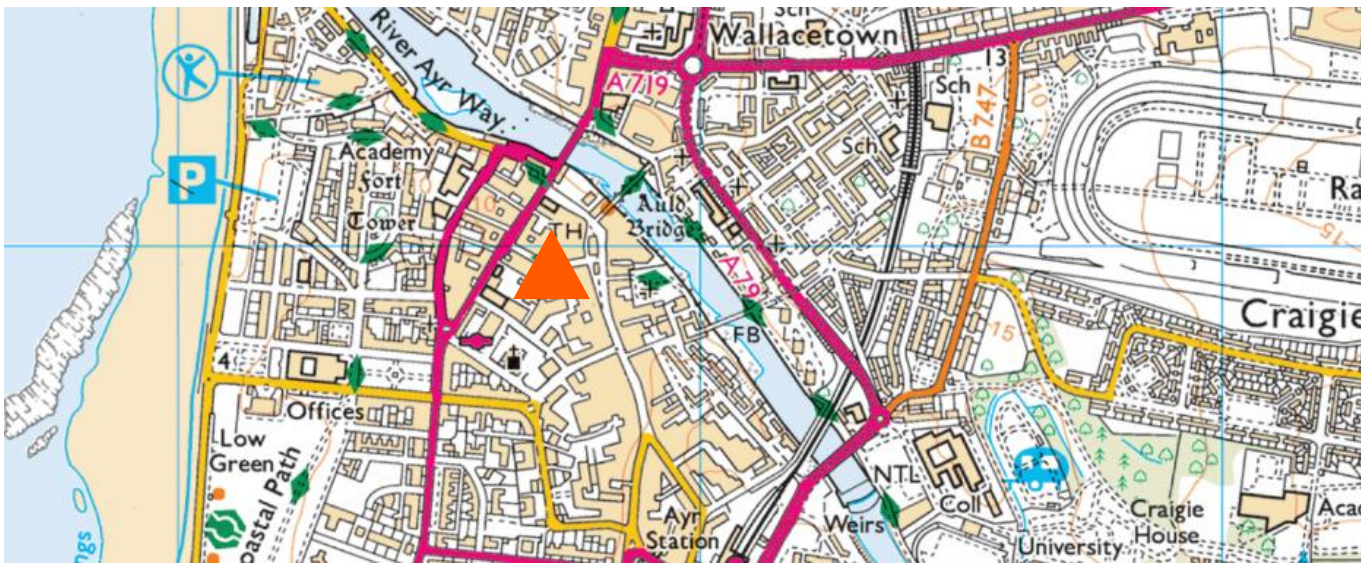
**CONTACT: Kevin N Bell BSc MRICS | kevin.bell@shepherd.co.uk | 07720 466050 | shepherd.co.uk**





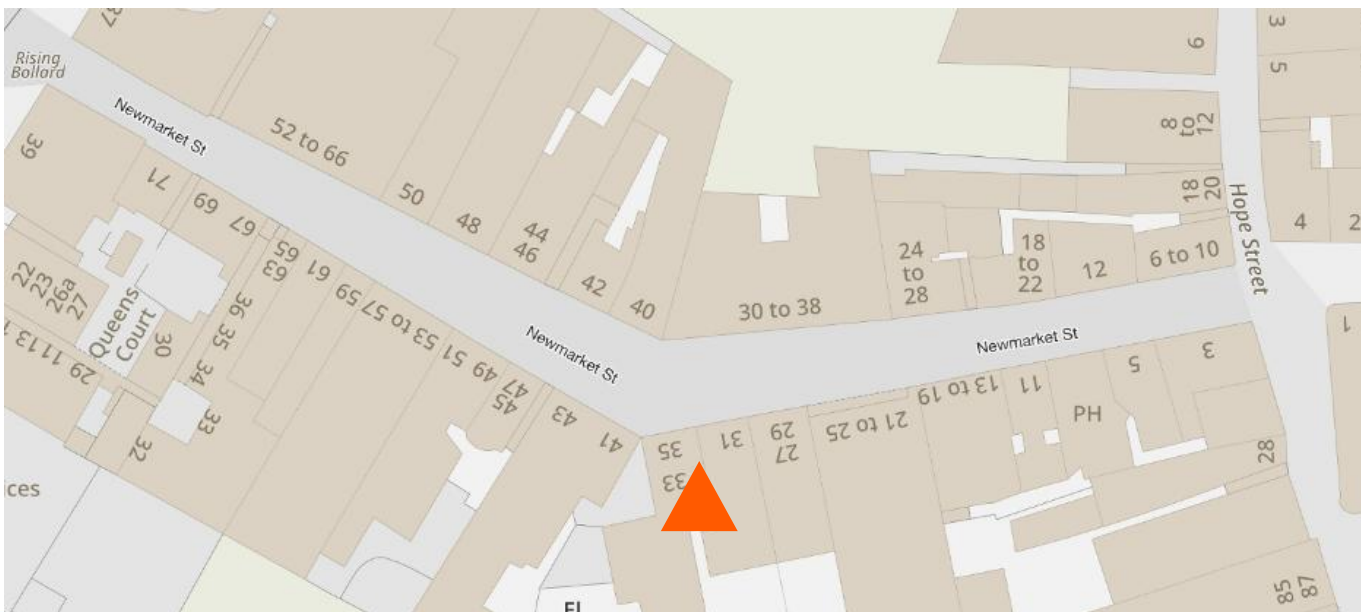
# Location

JOOLS, 31 NEWMARKET STREET, AYR



**Ayr is the principal settlement in the South Ayrshire Council area having a resident population of around 46,800.**

The property occupies a prime trading location on Newmarket Street one of Ayr's most popular retailing areas, the street is pedestrianised and contains an interesting mix of primarily local traders with very few vacant shop units in the vicinity.

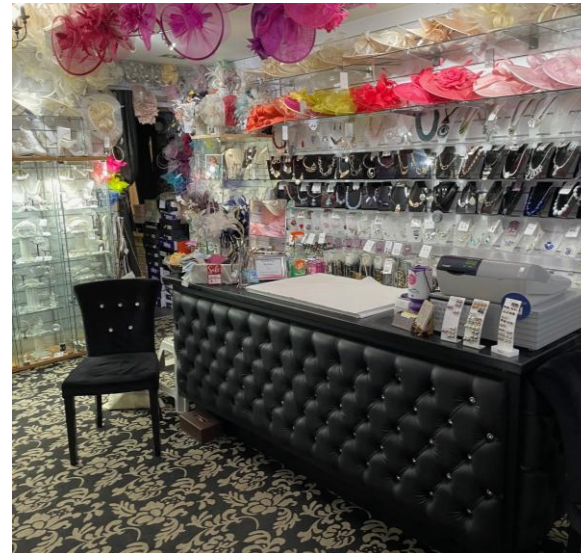
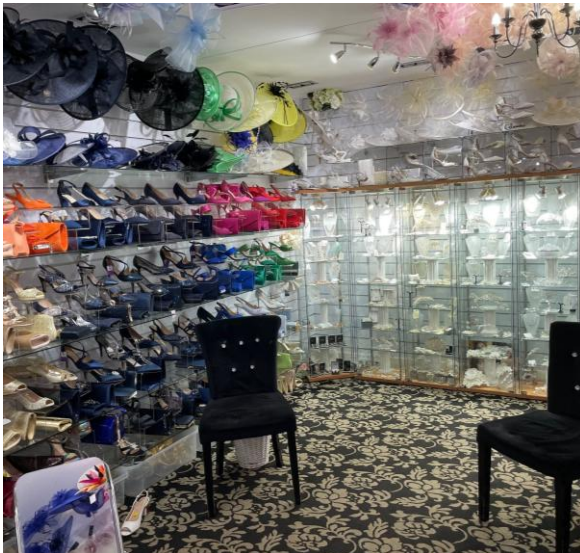


FIND ON GOOGLE MAPS



# Description

JOOLS, 31 NEWMARKET STREET, AYR



The subjects comprise a compact retail unit set within a traditional stone and slate building with twin display windows and recessed doorway.

The accommodation comprises the following:

- Sales Area
- Stock Room
- Changing Room
- Tea Prep Area
- Staff W.C.

Internally the property is presented to a high standard throughout including extensive display shelving in connection with the current business..

## Accommodation

	m <sup>2</sup>	ft <sup>2</sup>
	68.0	732

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



## The Business

Jools is a long established business established around 35 years ago with the owner Linda Mitchell working full time in the business together with one additional member of staff.

At present the business trades 9:30 – 5pm six days per week being closed on a Sunday.

The business is a leading retailer of ladies accessories with the brand well known throughout Ayrshire and beyond.

Linda is now wishing to retire and an opportunity has therefore arisen for the new owners to continue to develop the business.

Accounts will be made available to genuinely interested parties after viewing.

## Lease Terms

The subjects are held on a Full Repairing and Insuring lease expiring on 31<sup>st</sup> March 2029, the rent is £14,000 per annum.

The landlord may be willing to consider an extension to the lease, further information is available upon request.

## Price

Offers over **£30,000** are invited for our client's leasehold interest.

The business carries extensive stock which will be valued separately at the date of sale, further information available upon request.

## Rateable Value

The property has a rateable value of £8,200.

100% rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

## Energy Performance Certificate

A copy of the EPC is available upon request.

## VAT

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.

## Get in Touch

For further information or viewing arrangements please contact the sole agents:



**Kevin N Bell BSc MRICS**  
[Kevin.bell@shepherd.co.uk](mailto:Kevin.bell@shepherd.co.uk)



**Arlene Wallace**  
[a.wallace@shepherd.co.uk](mailto:a.wallace@shepherd.co.uk)

**Shepherd Chartered Surveyors**  
22 Miller Road, Ayr, KA7 2AY  
t: 01292 267987 Option 2



## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

[shepherd.co.uk](http://shepherd.co.uk)