



Erin Miller Flowers

4 Union Road, Bathgate, EH48 1NS

Ref. 2788

This is a superb opportunity to acquire a well established and profitable upmarket florists in Bathgate, Central Scotland.

With a well-established social media platform and excellent reputation this business is ideal for an up and coming florist to take on and develop still further.

Freehold shop just off the main A89 through Bathgate with large 5 door flower fridge to maximize flower shelf life.

Freehold property, business, flower fridge, fixtures & fittings for sale at offers over £59,750 plus stock at valuation.

VIEWING IS HIGHLY RECOMMENDED

However it is strictly by appointment through The Business Sales Agency. No approach may be made directly to the property nor should enquiries be made of any staff at the premises.

0333 6000 888

www.businesssalesagency.com

The Business Sales Agency, 38 Queen Street, Glasgow, G1 3DX

Erin Miller Flowers

4 Union Road, Bathgate, EH48 1NS

Ref. 2788

Type of business:

Established for over 7 years this florists benefits from a very well-established social media platform resulting in most of its business coming from online orders for local delivery, weddings and funerals.

The business has a superb reputation as a quality upmarket florist.

Being close to the M8 motorway the shop is ideally positioned for deliveries throughout West Lothian.

The unit benefits from free unrestricted on street parking outside the shop which is convenient for both customers and delivery drivers.

Opening Hours:

As most orders are online the shop can operate as a lifestyle business only normally opening only 10am - 3pm Monday to Friday.

Financial information:

The sale price includes the freehold property of the shop and all equipment, fixtures and fittings.

Further information can be made available to interested parties after viewing.

Premises:

The premises are located in the heart of Bathgate on Union Road which is just off the main A89 through the town.

Bathgate has a population of 24,000 with the greater West Lothian area having 180,000 inhabitants.

The unit is mainly open plan with a toilet to the rear. One wall is taken up with a large 5 door flower fridge which is ideal for maximizing the shelf life of flowers.

The property was recently fully reroofed and the inside redecorated.

Tenure:

Freehold. Rateable value £2,600. No rates payable.

Staffing:

The owner runs the business herself with freelance delivery drivers.

Agents Notes: These particulars are for the general guidance of interested purchasers and lessees and do not form part of any offer or contract. All descriptions and any other details are given without responsibility on the part of The Business Sales Agency or their vendor client and any intending purchasers should not rely on them as statements or representations of fact. All intending purchasers or tenants should satisfy themselves to the correctness of all/any statements contained herein prior to making an offer by inspection or otherwise. Neither The Business Sales Agency nor their employees make or give any warranty whatsoever in relation to the business and/or property described herein.

