



Kairds Gift Shop 40 Albert Street

, Kirkwall, KW15 1HQ

Price Guide £375,000



An opportunity to buy this exceptionally well-presented Greeting Card & Gift Retailer. The business occupies a prime trading location on the High Street in the popular city of Kirkwall, which is on the Orkney Isles. It has been under the proud ownership of our client since 2009. They have made considerable investment in establishing the areas premier Greetings Card Retailer and is renowned for having greeting cards and gifts for every occasion. It is now being placed on the market as a going concern due to retirement. During our clients stewardship, The shop has built up an excellent reputation for its fantastic selection, great prices and welcoming, friendly service. Kairds stock is extensive and all displayed to their very best advantage in a bright, spacious and welcoming showroom area. Kairds is a profitable business for someone looking for the opportunity to be their own boss, be part of a community and serve both the locals and tourists to Kirkwall. Kairds is a successful, profitable business and has been an award winning business. The current owner who founded the business since 2009, has twice won the RETAS award, for the greeting card industry and for the Best Independent Greeting Card Retailer in Scotland.



BUSINESS PREMISES

The premises are charming, well maintained and extremely well-fitted out character parade premises that provide outstanding and highly functional internal business accommodation. recently renovated the property comprises an inviting, fully glazed front, public entrance directly off the High Street into the main, bright, welcoming sales area. The sales area houses an extensive range of greetings cards racking and carousel display units along with a range of high quality, fixed and freestanding, purpose-built open and glazed displays for a wide selection of gifts gift wrapping, helium balloons, suitcases, along with local ice-cream, in addition to and a prominent, fully fitted display point-of-sale counter area with a full complement of payment facilities. Kairds has a unique take on souvenirs and sells custom designed Orkney memorabilia. Further ancillary internal business accommodation consists of all the usual necessary space; kitchen, storeroom, staff area and cloakroom with w/c.Electric and convector heaters.

BUSINESS DETAILS

Turnover £230,000 per annum (approx.)Rateable Value of £11,900 (The business currently qualifies for the The Small Business Bonus Scheme relief of 100%)Business rates payable: - Interested parties should make their own enquiries of the local billing authority to ascertain the exact rates payable.Accounts - Accounts will be provided to genuine purchasers after a formal viewing with note of interest submitted via a solicitor.Legal Costs - Each Party to bear their own legal costs incurred in the transaction.

VIEWINGS

Agents Note - Please note that selling a business can be a sensitive issue. Do not attempt to contact the business directly. Thank youAll Viewings are strictly by appointment with the vendor's agent, Monster Moves, contact on 01856 474001 or kendra@monster-moves.co.uk

TENURE - FREEHOLD

OPERATING HOURS & STAFF

Presently employs 1 full time staff and the owner• Monday 8.30 - 17.30• Tuesday 8.30 - 17.30• Wednesday 8.30 – 17.30• Thursday 8.30 - 17.30• Friday 8.30 - 17.30• Saturday 8.30 - 17.30• Sunday 12.00 - 4.00

BUSINESS LOCATION

The property is set on the eastern side of Albert Street in Kirkwall City centre, on the Orkney Isles. It is positioned beside Donaldsons Butchers shop.

STOCK

The business stock value is presently approx. £60,000. A stocktake and valuation will be carried out at time of handover or as agreed.

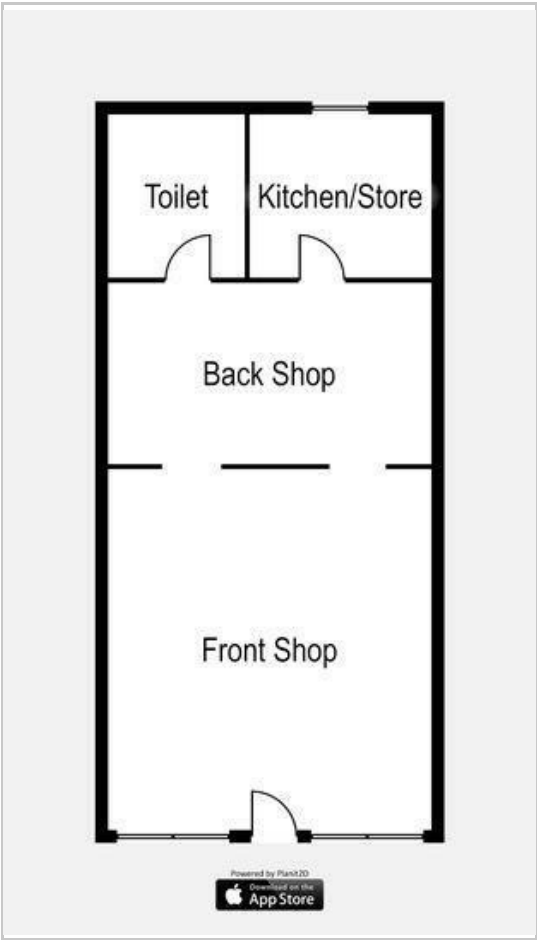
EPC Commercial Energy Performance rating: G (142)

GROSS INTERNAL FLOOR SPACE 278'10" sq m approx (85 sq m approx)

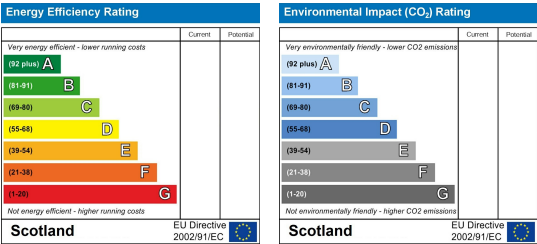
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.