

The well established business trading as:

SINCLAIR OFFICE SUPPLIES

from leasehold premises at
71-75 John Street, Stromness, KW16 3AD

Busy retail and commercial stationers; prominent high street location;
consistently good turnover with excellent profit margins.



PRICE ON APPLICATION

J.E.P. Robertson & Son
Solicitors & Estate Agents
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71-75 John Street, Stromness

Ground floor:



Retail area: 28' x 17'8"

Located on a busy street with free parking bays directly outside. The shop has a front retail area with large illuminated display windows. The retail area is fitted out partially in pegboard with 2 large gondola display units and various wall units plus a spacious counter.

General Office: 15'9" x 8'10"

With built-in desking and cupboards along two walls. Large safe; PC terminal; convector heating and a window onto the street.

Manager's Office: 9'8" x 7'6"

With built-in desking and cupboards; convector heater; PC terminal and windows overlooking loading bay.

Inner Store: 24'2" x 13'7"

Shelved along three walls with a gondola; PC terminal; printers. Used for checking in goods as well as storage of stock.

Outer Store: 18'10" x 15'8"

With double doors leading to the loading bay, this is the main goods inwards and dispatch area. Also used for storage of larger items.

Toilet: 6'3" x 5'2"

With w.c.; whb; heated towel rail; hand drier and over sink instant water heater.



First Floor:

Picture Framing Workshop: 37'3" x 25'10"

Spacious professional workshop, accessed from shop area or via external metal staircase. Heated by two wall mounted halogen heaters.

Top Floor:

General Store: 27'11" x 14'10"

With direct outside access to the south of the building. Used primarily for archiving. Also for displaying office furniture and occasional print finishing.



External: 41'2" x 10'10"

A covered loading bay and parking area with external light. Accessed from main street and outer store.

Accounts will be made available to genuinely interested parties at the sole discretion of the seller.

The Stromness shop will be leased on terms to be negotiated.

Trading hours:

Monday to Friday:	9am - 5pm
Saturday:	10am - 1pm; 2pm - 5pm

Price: Price on application

Items included in the sale: The moveables throughout together with 2 vans will be included in the sale with the exception of the seller's personal belongings. An inventory of the moveables and fixtures and fittings included in the sale is available.

Viewing: By appointment with the selling agents.

Services: Mains water, drainage and electricity; telephone.

Date of Entry: By arrangement with the seller.

Offers: Written offers should be lodged with the selling agents. Only those who have formally noted interest through a Scottish solicitor will be advised of any closing date for offers.

While the above particulars are believed to be correct they are not warranted and should not be referred to in any missives or conveyance of the subjects.