



## Podiatry Business/Premises For Sale

Offers Over £110,000

### Summary

**This superb Podiatry business and its beautiful premises are available to buy following the partial retiral of the business owner.**

Ambler Podiatry provides foot care services in Johnstone and Greenock and is selling the goodwill of its business, which includes access to its 3,000+ patients alongside all of its machinery and property.

The clinic is currently open 3 days a week, so there is room to expand operating hours and turnover/profitability.

### Features

- Podiatry Business and Property For Sale
- Central Greenock Location
- Superb Renovated Premises
- Includes Equipment and Fixtures/Fittings
- 100% Rates Relief Available Subject To Status
- 3,000+ Client List
- Further Opportunity To Expand Business Hours
- Huge Catchment Area of 80,000 +

# Ambler Podiatry - 3 Newton Street, Greenock



## Property Overview

### BUSINESS OVERVIEW

The specialist team at Ambler Podiatry helps to diagnose and treat foot health problems and are members of the Royal College of Podiatry and the Health and Care Professions Council. The business is also a Royal College of Podiatry Accredited Practice.

Long established, the owner of the business is looking to partially retire by selling this practice but retaining its Johnstone clinic.

The property has been extensively refurbished over the past 5 years, including a new double-glazed shopfront, and is handily located adjacent to Greenock West Railway Station.

Internally, the property is in superb condition and acts as a superb and accessible base for its long-serving and loyal clients.

### VIEWING

Viewings can be arranged by prior appointment with Bowman Rebecchi.

**ACCOMMODATION** - 65 Square Meters - 700 Square Feet

**RATES** - Rates - From the Assessor's website, we note the subjects are in the current Valuation Roll with a Rateable Value of £5,900. The property qualifies for 100% rates relief through the Small Business Bonus Scheme, subject to occupier status.

**ENTRY** - Our client is flexible to accommodate requests.

**PROPOSAL** - Our client is seeking offers of over £110,000 exclusive of VAT for their freehold interest and goodwill of the business.

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

For further information, please contact Bowman Rebecchi.

View Online

