

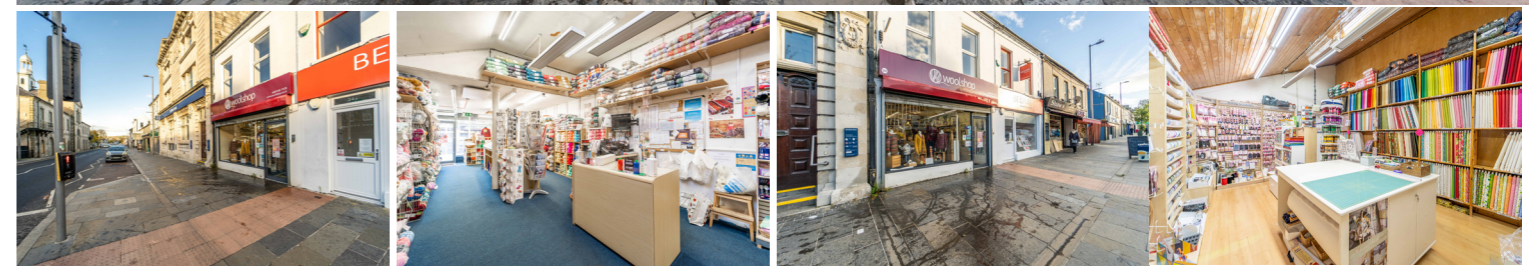
# Independent

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**FOR SALE**

## Woolshop, 24 Frances Street, Newtownards

### PRICE ON APPLICATION

- Business For Sale as a Going Concern
- Woolshop
- To Include Stock, Goodwill, Website, Fixtures & Fittings
- Three Storey Commercial Premises
- Main Shop Floor with High Visibility Frontage
- Kitchen & W.C. on Ground Floor



These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. We have not tested any heating or electrical systems

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## Woolshop

Independent Commercial are pleased to offer Woolshop, 24 Frances Street, Newtownards for sale as a Going Concern to include Stock, Fixtures & Fittings, Goodwill and Website.

Rarely does the opportunity present itself to acquire such a well supported and thriving business located in the heart of Newtownards Town Centre.

Knitting, crochet and sewing remain amongst the most popular craft hobbies in the UK and this long-established business will provide the new owner an ideal opportunity to acquire and develop what is probably Northern Ireland's leading independent yarn, fabric and haberdashery retailer.

The business occupies commercial premises set out over three floors and is located on Frances Street, in the centre of Newtownards benefitting from a high visibility frontage onto Frances Street and making the most of this advantageous and sought-after site.

Internally, there is a spacious and open shop floor to the front with a feature spiral staircase providing access to the first floor. To the rear there is an additional shop floor area which is also utilised for craft classes, access to a Kitchen and a W.C

On the first floor there is additional space for workshops or display area.

On the second floor there is a large area which is currently being used for storage but can easily be used for Office / Meeting space.

Woolshop has been finished to a modern standard and could easily be altered to suit a variety of uses, none more so than the current offering which includes the purchase of the Business, Goodwill, Fixtures and Fittings and a newly developed website.

Woolshop is prominently located on Frances Street, Newtownards benefitting from high volumes of both passing vehicular and pedestrian traffic and easy access to many transport links to Holywood, Bangor, Dundonald and Belfast City Centre.

We would recommend an early viewing to fully appreciate this unique opportunity.

