

## Hush.

22 Townhead Street, Hamilton, ML3 7BE & 64 Main Street, Prestwick, KA9 INX



- . Quality lingerie & swimwear boutique
- . Operating from two modern retail units in Hamilton & Prestwick
- . Stockists of many major brands
- . High number of repeat clients
- . Turnover increasing with huge scope for further growth
- . Ideal for first time operator or may be suitable as a bolt on opportunity

### Asking price

O. I. R.O. £19,995. Leasehold (for both units)

Scottish Business Centre is delighted to bring to the market for the first time the ladies lingerie boutique Hush. Operating out of two well-presented leasehold shops in Hamilton in South Lanarkshire & within the Ayrshire town of Prestwick, both modern outlets are fitted to an excellent standard and offer a generous shop floor area with quality display racking, changing rooms and till points. On setting up the businesses our clients were keen on finding a suitable retail unit that offers a generous shop floor, good window frontage all with a strong footfall. Initially Hush of Prestwick was opened in 2009 which is situated on the busy Prestwick Main Street. Surrounded by a wide range of shops, bars, restaurants and banks the business is ideally located within the popular town. Soon after the



Prestwick outlet was established, Hush of Hamilton opened its doors. Situated in a prime shopping location within Hamilton at The Regent Shopping Centre, Hush is well placed to take full advantage of the high volume of passing trade and promotional opportunities due to the excellent location of the store. The Regent Shopping Centre offers a wide range of national retail outlets, department stores, banks, coffee houses plus various food outlets. Hush was founded and set up by our clients after spotting a niche in the local market for a quality ladies boutique which offers a good range of quality lingerie brands & swimwear all at a reasonable price point. The business provides a free fitting service. Stocking many major brands such as Panache, Cleo, Masquerade, Fantasie, Freya, Miraclesuit, Lepel, Charnos and many more the business has a clear focus on customer care and service. Hush also have a range of bridal lingerie which they regularly order in for brides. Listening to what customers are looking for and offering a quality service from modern well-presented outlets has resulted in an ever growing group of repeat customers who regularly purchase from our clients shops. Since opening our clients have utilised many clever techniques and marketing tools to drive up business such as offering gift vouchers and inviting customers to take advantage of the VIP membership which offers loyal customers 10% off everything in store at all times. A second membership called The Hush Club, is offered to everyone and includes monthly newsletters, invites to promo evenings, sale days and special offers. Whilst business levels have shown a healthy level of growth, our clients advise that now that the business has begun to successfully establish itself within the local and surrounding communities of North Ayrshire & South Lanarkshire, new owners would have a tremendous level of scope to boost sales through further promotion and may wish to consider a greater web presence. To date the business utilises Facebook however, a dedicated website with online purchasing is an area that could be considered. Due to family connections overseas the current owners have made the decision to return to Australia and sell the business. We feel that the sale of the businesses represents a terrific opportunity for a driven & entrepreneurial couple or individual to take over a very well presented and modern lingerie boutique that are located in two strong shopping areas.

#### Trade.

We are advised that trading accounts for year- end 2011 will show a turnover figure in excess of £65,000 (Hamilton, annual rent £9,000) & £80,000 (Prestwick, annual rent £10,000).

#### Price.

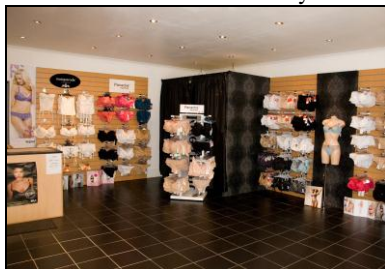
Offers in the region of £19,995 are invited for the assignation of leases (both units), goodwill plus fixtures and fittings. Stock at valuation.

#### Viewing.

For reasons of confidentiality, no direct approach may be made to the business. All viewings must be arranged through Scottish Business Centre Glasgow office. **0141 357 3738.**

#### Offers

All offers should be submitted directly to Scottish Business Centre.



**Disclaimer:** Whilst Scottish Business Centre endeavours to make these particulars as accurate as possible; they do not form any part of any contract or offer nor are they guaranteed. These particulars are provided only as a general outline of the property referred to. Applicants should make their own enquires and inspection of the property to satisfy themselves as to the accuracy or Otherwise of the information given. These details were believed to be correct at the time of publication but their accuracy is not guaranteed. Scottish Business Centre.