



Prime retail store, plus thriving online car accessories e-business opportunity, available all-in-one as a turnkey business, or may sell business and premises separately



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal Commercial are delighted to offer to the market this exceptional turnkey business opportunity, combining thriving retail premises set in a prime Glasgow location, with a profitable, fast-moving e-commerce business. Ideally positioned just moments from the Cambuslang Shopping Centre, this opportunity offers the perfect blend of high street retail presence, backed by the burgeoning growth driven by a national online reach.

Whether you're an investor seeking a plug-and-play business or an entrepreneur looking to take over a growing operation, this is a ready-to-run proposition, with immediate revenue generation prospects and huge expansion potential. Operating successfully both in-store and online, this business has established itself over many years as a reliable supplier of fast-moving car accessories, with a strong focus on customer service, affordability, and quick delivery.

THE FRONT SHOP



This solid business model offers undoubted benefits and comes with a strong track record of profitability. Key benefits include a strong monthly revenue stream with an established presence on leading online marketplaces, such as eBay and Amazon. The business carries a wide inventory of fast-selling car accessories and has solid ordering & fulfilment processes in place. The professionally designed E-Commerce Websites provide a scalable business model with solid growth potential.



The business benefits from 20 years of strong trading history, excellent customer reviews, with a Top-Rated Seller status, achieving 98.9% feedback. The loyal returning customer base is solid. The business benefits from a spacious Freehold Retail Property sitting on a vibrant high street location within Cambuslang, Glasgow. All fixtures, fittings & stock at valuation come with the business, and it's driven by fully operational E-Commerce platforms and online accounts. The business has excellent supplier relationships and support, and a strong customer database & transaction history. The new business owner can rest assured they will be given full training and induction/support to ensure the business continues to thrive.

This is an ideal business opportunity for so many people, including first-time business owners seeking a proven business model, Investors looking to expand into retail and online markets, existing retailers seeking a high-footfall location with a strong digital presence or automotive enthusiasts passionate about cars and accessories and looking to get into the fast-moving automotive retail industry.



Situated in the bustling heart of Cambuslang, Glasgow, this property enjoys high visibility and foot traffic, with nearby complementary retailers and excellent transport links via the M74, rail, and bus routes.

Opportunities of this calibre, where a combination of prime commercial retail space is combined with a successful online business, are rare in the market. Equally, the business premises could be used for a host of other business activities, subject to planning approval.

THE REAR SHOP



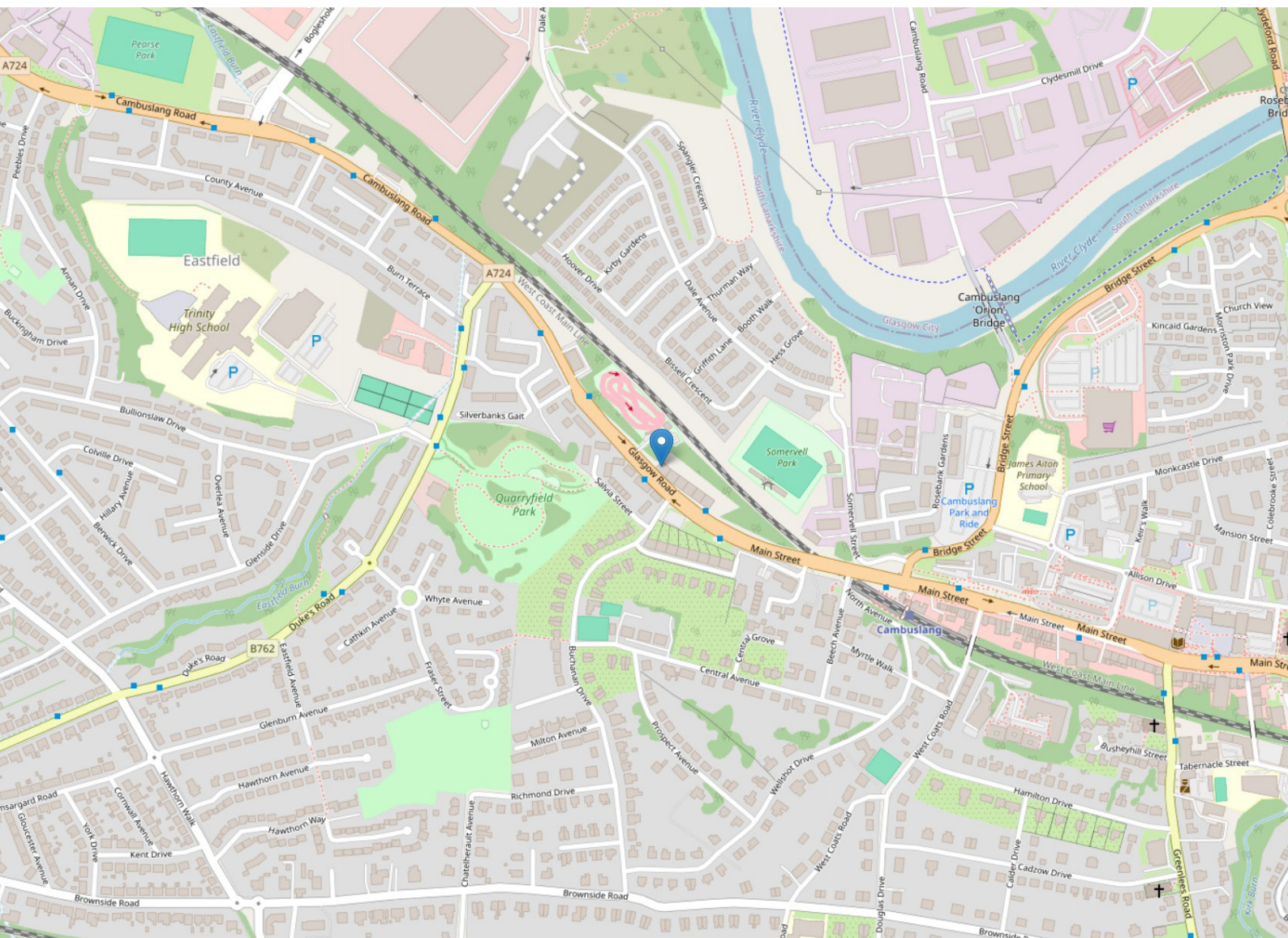
EXTERNALS



FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)



THE LOCATION

Cambuslang is a great place to locate a business, and nearby you will find a plethora of local shops, businesses and amenities within the vibrant Cambuslang main shopping centre. Rutherglen is also only a stone's throw away. The transport links from this location are excellent, and commuting to Glasgow city centre, only seven miles away, is quick and easy. For those travelling by car, the main motorway network is also nearby, giving easy access to all towns and cities across central Scotland.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
KEN MEISAK
Area Sales Manager



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.