



St. Michael Street News & P.O

Ref: 6811087

52/54 St. Michael Street, Dumfries, DG1 2QF

Freehold: £190,000 or £320,000 (With Flat)

Turnover Y.E 31/12/21 £257,649

EBITDA Y.E 31/12/21 £62,000

3 Bedroom Flat Available

100% Rates Relief Applicable

Christie Finance Available, Subject to Status

Energy Rating G (Business) & D (Flat)



Dumfries is a large town in the council district of Dumfries and Galloway. Situated in Southern Scotland, it sits 75 miles south of Glasgow and 32 miles northwest of Carlisle. With great transport links, there is easy access to the North via the A74 or south using the nearby M6.

The town has great amenities with the majority of prominent high street retailers having a presence in the town centre or in nearby retail parks.

There are various primary and secondary schools along with good leisure facilities throughout the town and surrounding area.

Description

A convenience store and mains post office located in a terraced two storey block of brick construction with a pitched tiled roof. Occupying the ground floor, the frontage consists of two large windows covered with graphics to the left of the entrance. There is illuminated outdoor signage spanning the length of the unit. There is on street parking directly outside the store.

The residential dwelling flat available occupies the first and second floor.





Internal Details

A counter with till sits directly at the back of the store as you enter. Various slat wall and shelving units throughout the store selling newspapers, magazines, general grocery and other convenience items. To the left of the entrance sits the Post Office counter and fortress unit. There is a small kitchenette and W.C to the rear of the premises.

There is a central gondola for general goods along with various chillers serving soft drinks and chilled fresh food.

There are modern LED lights throughout the store and a tiled linoleum floor.

The Opportunity

The store and mains post office is at the heart of the community and is vital to many local residents. Any new owner would be able to increase the post office commissions and convenience turnover by increasing the opening hours. This would have a direct positive impact on the turnover and subsequent profit. The addition of new convenience lines and a possible hot food to go solution would also benefit the store and turnover.

The store presently does not hold an alcohol licence. Attaining a licence would increase the profitability of the store immediately (subject to council approval - any applicant should make their own enquiry to the relevant authority).



Owner's Accommodation

There is a three bedroom flat available as part of the sale and is located directly above the post office consisting of a hallway, kitchen, lounge, double bedroom and shower room on the first floor with a further two bedrooms and bathroom on the second floor. The entrance to the flat is separate to the business. Please see attached floor plan for details and approximate dimensions.

Business Rates

The current Rateable Value is £3,850 (April 2023) and therefore qualifies for 100% relief via The Small Business Bonus Scheme. This is subject to status and all interested parties are advised to check with the relevant Local Authority.

Fixtures & Fittings

We have been advised the all equipment within the shop is owned outright and is part of the sale.

Staff

The business is currently run by the current owners plus a mixture of part-time and full-time staff.

Transfer of Undertakings (Protection of Employment) Regulations (TUPE) will apply to any remaining staff. Full details available on request.

Trading Information

Accounting information will be made available to interested parties after a formal viewing has taken place.

Trading Hours

Monday to Friday
5.00am - 3.00pm

Saturday
5.00am - 12.30pm

Sunday
5.00am - 11.00am



St. Michaels Post Office
52-54 St. Michaels Street, Dumfries

Whilst every effort has been made to ensure the accuracy of the floorplan, intending buyers are recommended to visit, measure, verify and any other data and appropriate checks, requirements, etc. shall be applied to all requirements.

Tenure

Freehold with an asking price of £190,000 (Business only) or £320,000 to include the residential flat.

Stock at valuation in addition.

Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Glasgow



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189