## BUSINESS For Sale

217 Main Street, Rutherglen, G7<mark>3 2H</mark>H

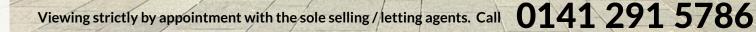
- Established business
- Self-employment opportunity
- Town centre trading position
- Gross sales c. £11,500 per week
- Potential to increase turnover

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#### Location

Rutherglen is situated within South Lanarkshire, approximately 2 miles south east of Glasgow city centre. The town enjoys good access to the motorway network. It has a railway station that connects it to both Lanarkshire and Glasgow. Glasgow International Airport is situated to the west along the M8 motorway.

The subjects are located on the north side of Main Street, Rutherglen, close to its junction with Farmeloan Road / Stonelaw Road. Main Street is the prime retail destination for Rutherglen and is anchored by the Rutherglen Exchange Shopping centre which is located directly opposite the subject premises. Rutherglen Rail Station takes 5 minutes to walk to. Nearby occupiers include Santander, Boots Pharmacy and Home Bargains.



#### Description

The subjects comprise a ground floor retail premises within a 2 storey building of masonry construction under a pitched roof. The glazed double frontage with flush glazed entrance door opens onto the retail area. Internally, the open plan retail space is rectangular in shape.

There is a host of metal adjustable display shelving, greeting card and magazine display racking, fridge/freezer, confectionery display to the side and tobacco gantry behind the serving counter. The floor is tiled, the walls of plaster/paint and the suspended ceiling incorporates fluorescent strip lighting. There are offices, ancillary storage and staff welfare facilities to the rear. The property also benefits from a secure yard to the rear for deliveries and is accessed from King Street.

#### Accommodation

The property provides the following accommodation and approximate floor areas;

Floor	Accommodation	NET INTERNAL AREA	
		sq m	sq ft
Ground	Sales, offices & ancillary	237.02	2551

The above areas have been calculated on a NIA basis in compliance with RICS Code of Measuring Practice (6th edition).

#### Price

The business is offered for sale as a going concern to include goodwill, fixtures and fittings for offers in the region of £125,000 plus stock at valuation.

#### **Trading Information**

Best-One is an established business operating as a newsagents/convenience store selling groceries, confectionery, tobacco/cigarettes, magazines, ice creams, greeting cards, crisps, snacks and soft drinks. The business does not retail alcohol or Lotto. The business benefits from being a Paypoint and Payzone outlet. There is scope to add Collect Plus, Hermes, DHL, Uber Eats & Deliveroo. The business enjoys regular all year round trade from the many shoppers and workers, such is the trading position. The business trades Monday to Saturday 6am to 9pm and Sunday 8am to 8pm.

The EPOS system provides a breakdown of sales and supplier invoices and confirms current weekly gross sales of c.  $\pounds$ 11,500. Full trading, profit and loss accounts will be made available to seriously interested parties post viewing stage.

#### Lease Terms

The subjects are available by way of a new lease on full repairing and insuring terms, at a rent of £24,500 per annum. Full quoting terms are available upon request.

#### **Particulars**

Rateable Value	£16,000
EPC	Available upon request
VAT	Payable on the rent
Legal Costs	Each party responsible for their own

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