


# BUSINESS For Sale

 217 Main Street,  
Rutherglen, G73 2HH

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

**kirkstone**

[www.kirkstoneproperty.com](http://www.kirkstoneproperty.com)



Viewing strictly by appointment with the sole selling / letting agents. Call **0141 291 5786**

## 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.



Kirkstone Property Consultancy is a Limited company Registered in Scotland No SC682540, Kirkstone Property Consultancy for themselves and the Vendors/Lessors of this property for whom they act give notice that (1) All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Kirkstone Property Consultancy, for themselves or for the Vendors/Lessors. (2) These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Kirkstone Property Consultancy have no authority to make or enter into any such contract or offer. (3) The Vendors/Lessors do not make, give or imply, not do Kirkstone Property Consultancy or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise any representation or warranty whatsoever in relation to the property. (4) None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars. (5) Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax. Date of Publication: May 2024

## 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. £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

