

# kirkstone

TO LET / FOR SALE

Convenience Store, Retail

217 MAIN STREET, RUTHERGLEN,  
GLASGOW, G73 2HH

Established convenience/newsagents  
business for sale

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

0141 291 5786 [kirkstoneproperty.com](http://kirkstoneproperty.com)



BUSINESS SALE

kirkstone





## LOCATION

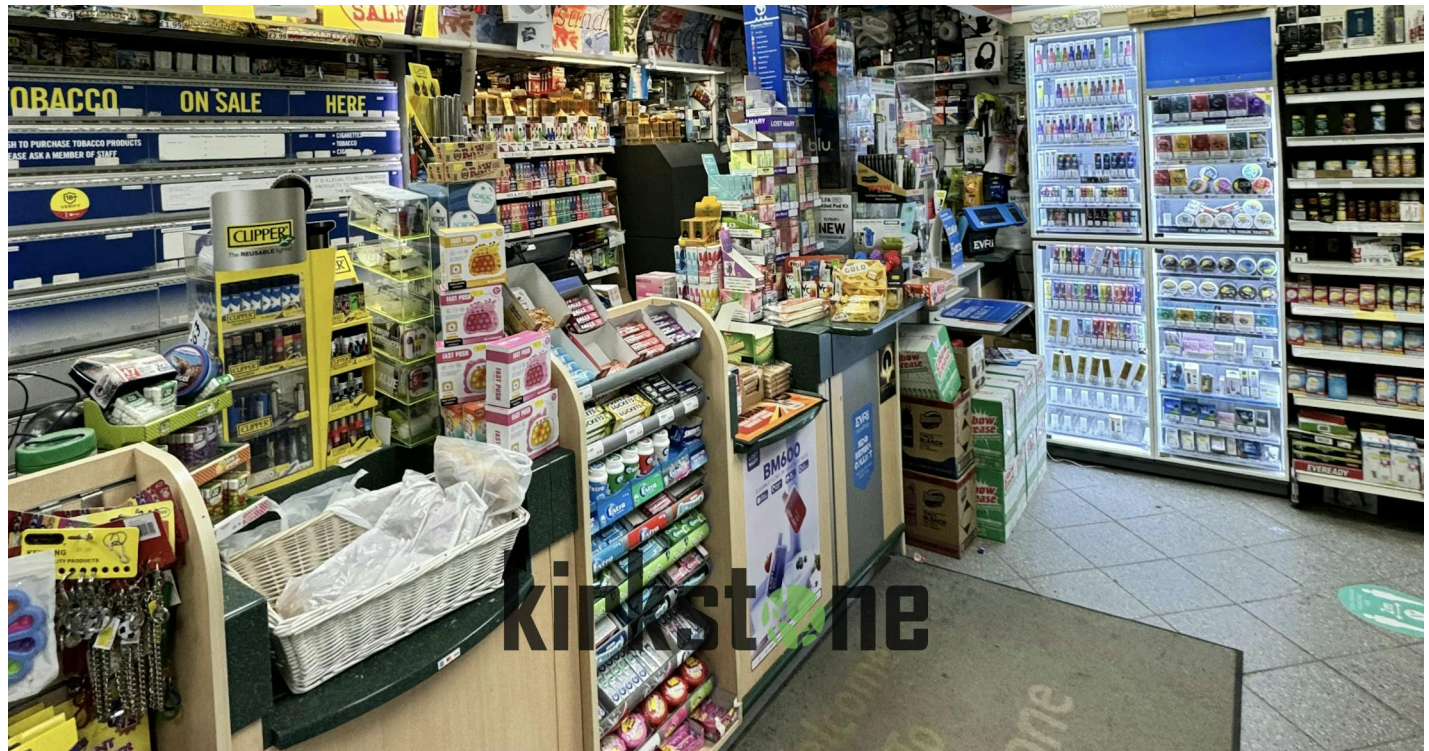
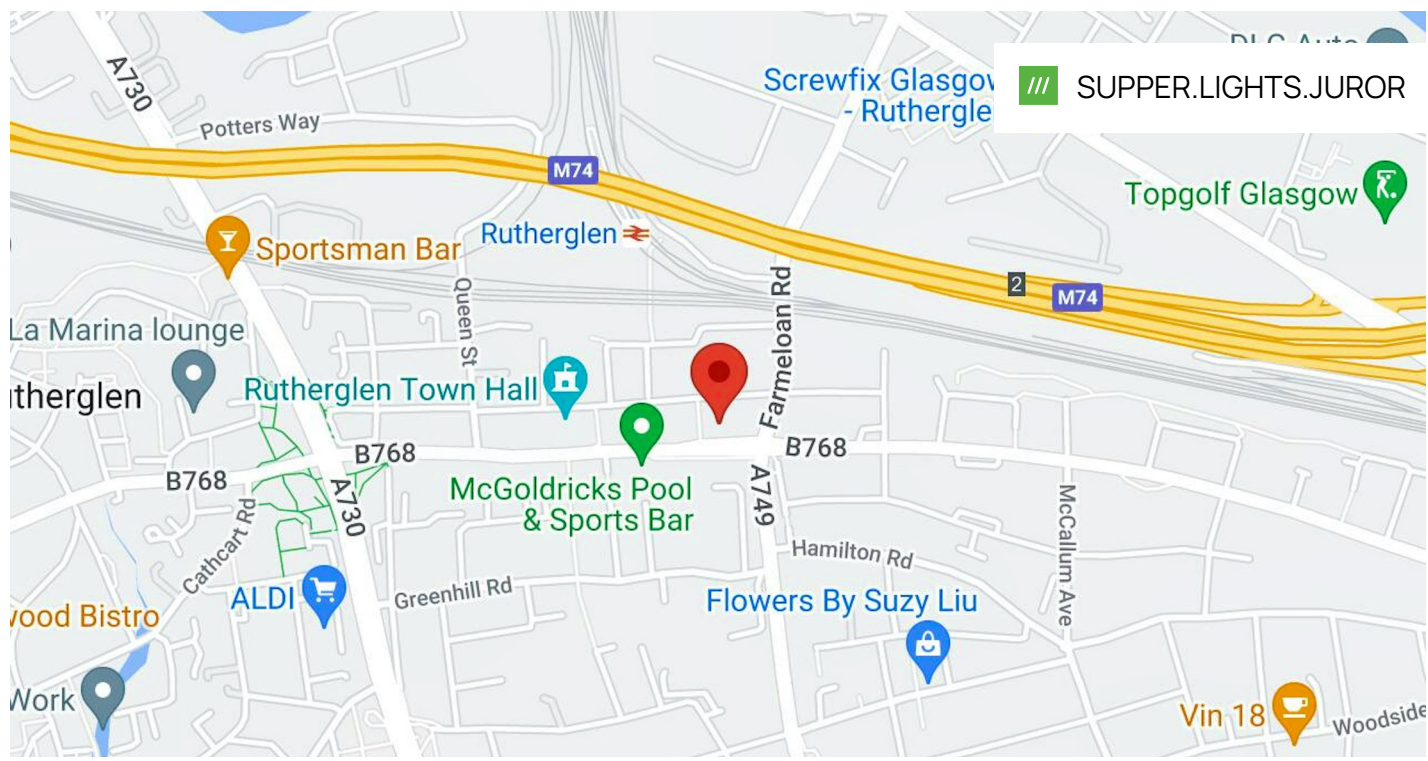
Rutherglen is situated within South Lanarkshire, approximately 2 miles south east of Glasgow city centre. The town enjoys good access to the motorway network. It has a railway station that connects it to both Lanarkshire and Glasgow.

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.

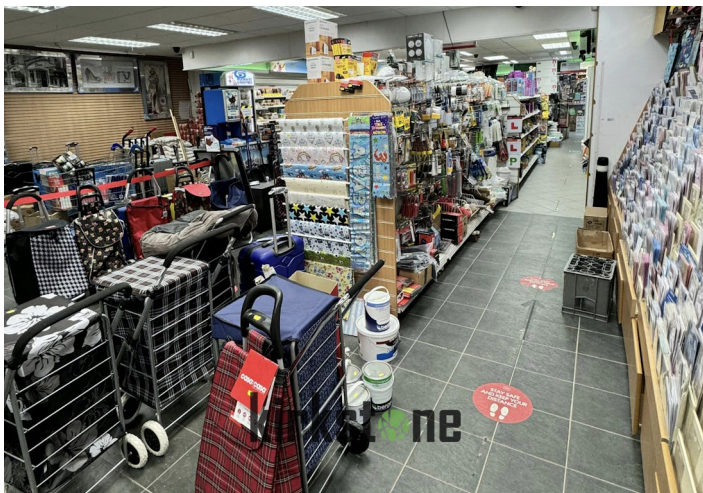
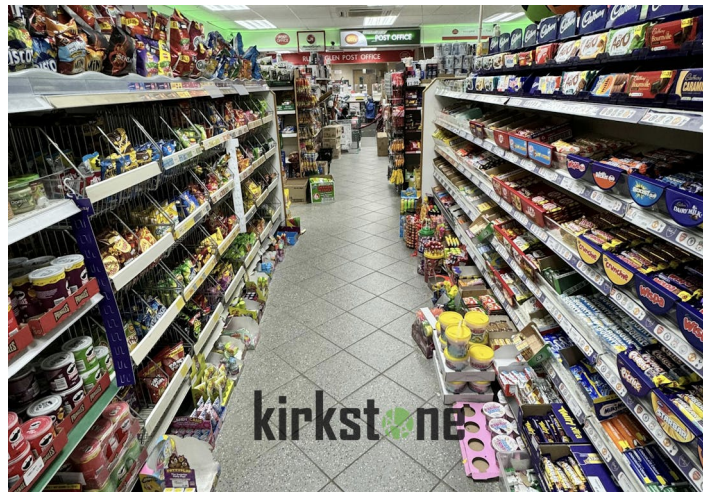
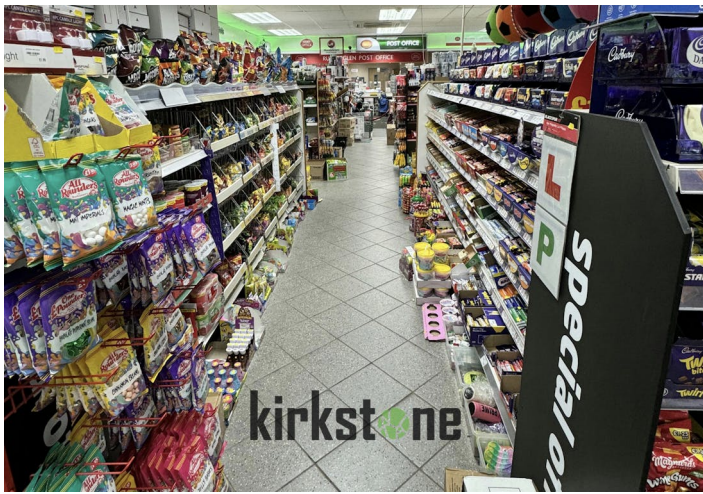
## DESCRIPTION

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 accommodation comprises the following areas:

FLOOR/UNIT	DESCRIPTION	SQ FT	SQ M
Ground	Sales, kitchen & storage	2,551	237

## TENURE

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.

## OFFERS

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.

## PRICE

Offers in the region of £125,000 The business is offered for sale as a going concern to include goodwill, fixtures & fittings.

## RATEABLE VALUE

£16,000 according to the Scottish Assessors Association Portal, meaning £7968 payable.

## EPC

F (47)

## VAT

Applicable

## LEGAL FEES

Each party to bear their own costs

## VIEWINGS

Viewings strictly by appointment with the assigned agents:

## CONTACT



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