



Port Seton News

Ref: 5218634

19a Links Road, Port Seton, EH32 0DU

Leasehold: £26,000, Annual Rent: £15,600

Advised Weekly T/O of £6,000 excl services

Busy Main Road Location

1 mile from Haven Holiday Park

Attractive Seaside Town near Edinburgh

Ideal for New Entrant or Owner Operator

No Rates Payable - EPC Rating C



The business and premises is well established in the local community and has been trading as a traditional newsagents for many years. With our clients looking to focus on other interests, they have decided to offer the business for sale.

With a loyal customer base built up, plus strong seasonal sales due to the tourist trade from the local holiday park, the business offers a sure footing for a new operator while still leaving plenty room to increase turnover by modernising the offering.

We strongly recommend viewing this business to understand the potential opportunity.

Location

Port Seton (part of Cockenzie & Port Seton) is a unified town in East Lothian, Scotland. Situated on the coast of the Firth of Forth, it lies just under six miles from Edinburgh. With a population of over 5,000, the town retains a small harbour and promenade area. The creation of a coastal walk (part of the John Muir Way) is popular with locals for dog walking, biking and hikes.

The town has many local amenities including a petrol station, Co-op Supermarket, cafés and a selection of hot food takeaways.



The Opportunity

Port Seton News is a long established business well located on the main thoroughfare in the town.

With consistent weekly sales that increase in the summer months, the business provides a good foundation to work from. Turnover could be increased by a new owner further by extending opening hours, refreshing the internal space to improve the grocery offering and obtaining an Alcohol License, providing a hot food to-go option and increase current services being offered.

This is an outstanding opportunity to acquire a leasehold business in a thriving community. Due to the location, we believe this could be a great lifestyle change opportunity for the right individual and strongly recommend viewing this business to appreciate the opportunity in full.

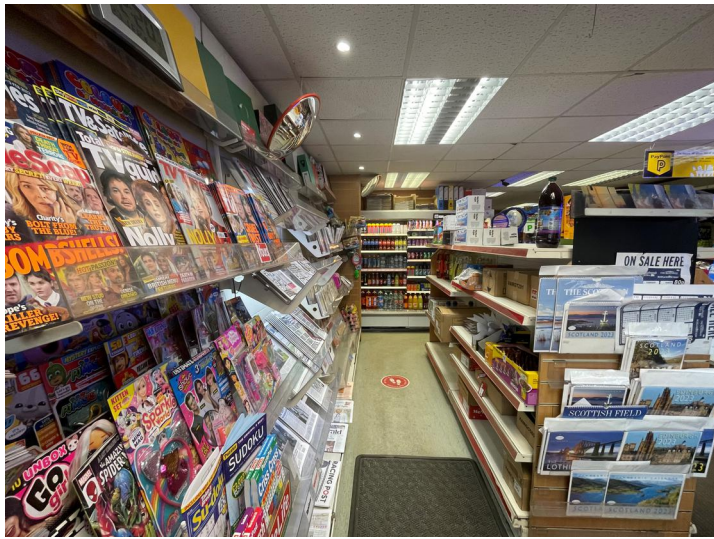
Internal Details

The compact shop floor space has a large newspaper and magazine stand to the left hand side wall, with a small selection of gift cards and children's toys also available. This leads on to a open faced chiller for soft drinks and Lottery station.

A central aisle gondola shelf containing a mixed selection of grocery items is in the middle of the space creating two aisles with the service area contained on the right hand side wall. This contains a single till unit, Lottery & scratchcard terminal, vape stand and a selection of confectionary. To the back of the counter is the tobacco gantry.

To the rear is further sales space containing greeting card display, wider selection of children's toys and household items. Shelving containing a large selection of confectionery continues towards the service area.

The shop has non-slip flooring throughout, recessed LED lighting housed within the ceiling tiles and CCTV camera located across the store.



External Details

The shop is located in the ground floor premises of a two-storey detached building of brick construction. There is prominent signage and large awning above the entrance and windows. The single entrance door is central to the frontage with two windows either side.

There is no owners accommodation with this business.

Fixtures & Fittings

We have been advised that all trade fixtures and fittings are owned outright and included within the sale/purchase.

Trading Hours

Monday to Saturday
6.30am - 7.00pm

Sunday
7.00am - 5.00pm

Staff

The business is run by the owner and family.

Trading Information

Net turnover for year ending 30.04.2021 was £220,612.05.

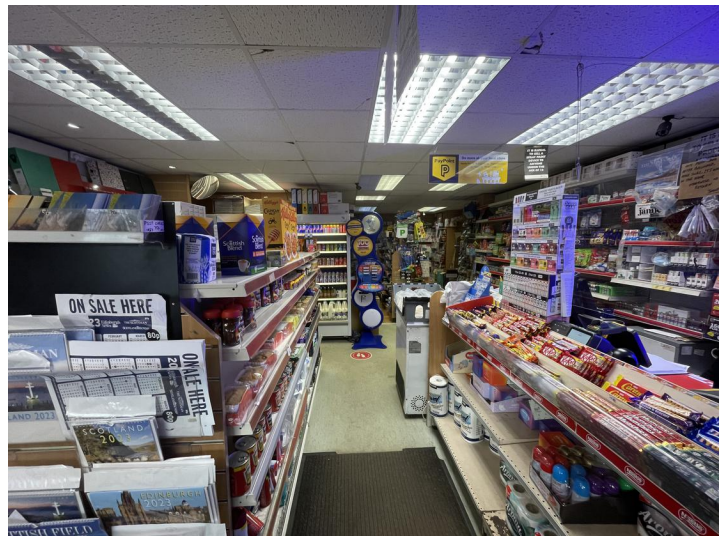
Full Trading Profit & Loss Accounts will be provided to seriously interested parties after a formal viewing.

Tenure

Offered as a leasehold sale at £50,000 with rent at £15,600 per annum.

Business Rates

The current Rateable Value as of April 2017 is £5,500 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.





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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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.



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