



Nairns Newsagent & Post Office

Ref: 5218616

28 Market Square, Duns, TD11 3BY

Freehold: £235,000

Adjusted net profit c. £110,000 pa (inc PO)

36% GP margin/strong sales mix

Long Established Profitable Business

Post Office commission c. £40,000 pa

Central town location / rare freehold sale

Business rates exempt (subject to status) / Energy Rating D



A fantastic opportunity to acquire an exceptionally well-run Newsagent and Post Office business in the Scottish Borders. An established operation for many decades with the current incumbents now looking to retire after nearly 20 successful years.

The introduction of the 'Mains' post office service in 2014 has further enhanced the overall operation with the business consistently generating significant retained income levels each year. With consistent levels of turnover and producing a strong profit, the business offers a new owner an immediate return on their purchase while still having the capacity for further growth through the introduction of extra services, hot food option or extending the opening times.

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

Location

The subjects are located in the popular Berwickshire market town of Duns within the Scottish Borders. The town is situated approximately 50 miles south of Edinburgh and 16 miles west of Berwick-Upon-Tweed. Good local services and amenities service an immediate population of around 2,700 residents although a number of outlying villages are also within the general catchment area.

The subject property overlooks the main square and forms part of the shopping and administrative hub for the town. Free parking is available around the square although the majority of the localised trade are within walking distance of the town centre.

Business Rates

The Rateable Value (effective 1st April 2023) is £10,200. 100% rates relief applies currently (subject to status), however, interested parties are advised to make their own enquiries with the relevant local authority.



The Opportunity

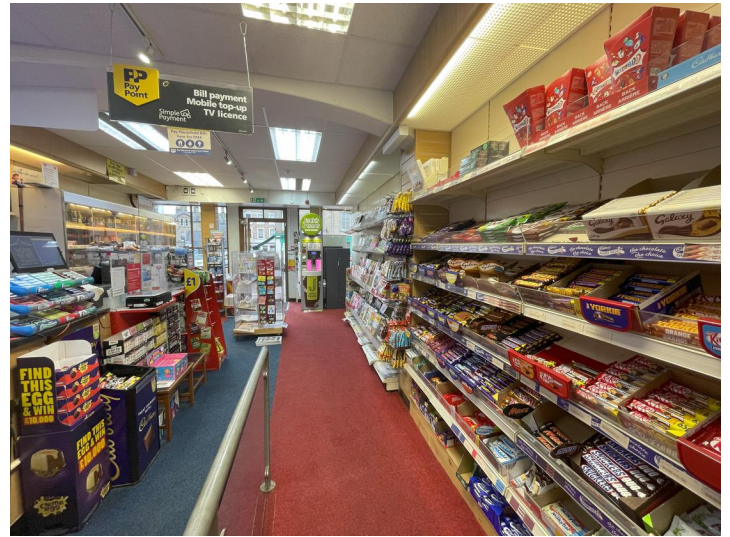
Nairn's operates as a traditional newsagent with a strong weekly newsbill of around £2,000. The usual mix of confectionery, soft drinks and tobacco are also stocked, however, a particular success is the high quality mix of cards and stationary lines.

The business also offers a coffee machine, external ATM, National Lottery and and dry cleaning pickup/drop services.

Internal Details

A modern, bright and open plan trading area is generally well equipped throughout. The modern appearance is enhanced due to the suspended ceiling overhead and wooden slat panelling along the perimeter walls.

A single EPOS service counter with post office combi is positioned to one side within the main front section of sales area. A two position post office counter is found to the rear with the various stationery and cards product lines displayed alongside. A storeroom and WC is located again towards the rear.



Trading Information

Turnover for year ending 31/1/23 was £368,276 with Post Office commission for the same year £41,395.

Full trading management accounts and departmental sales data will be available to interested parties post viewing stage.

Trading Hours

Monday to Saturday
5am-5.30pm
Sunday
5am-1pm

Staff

The business is currently owner-operated with the assistance of a number of part-time staff. Further details available on request.

Fixtures & Fittings

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

Tenure

A guide price of £250,000 is being sought for the freehold and goodwill.

Stock at valuation on point of entry.



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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