



# Boat of Garten Convenience Store & Post Office

Ref: 6811075

Deshar Road, Boat of Garten, Highlands, PH24 3BN

Freehold: £250,000

Turnover £736,820 Y/E 30/06/23

Accommodation also Available at Negotiation

GP of 26.35% Y/E 30/06/23

True Lifestyle Change Opportunity

Unopposed Shop in Village

Energy Rating C



Boat of Garten is a village in the region of Badenoch and Strathspey, Highland, Scotland. It lies six miles north east of Aviemore and 28 miles south east of Inverness in the Scottish Highlands. The A9 is close by giving route to Perth, Stirling and beyond. There is a RSPB reserve one mile east of the village renowned for its Osprey population. The village is very picturesque with a large population of holiday lets in the village and caravan parks nearby.

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### The Opportunity

The owners have decided to sell to concentrate on their other business interests. The store would suit a first-time buyer or experienced operator who could give the store full care and attention to unlock the potential for increased turnover and sales.

As the only shop in the village, it is currently looked upon as the hub of the local community. Its customer base is made up of local residents and the ever expanding tourists who visit the popular village all year round.

By introducing new lines in various categories to cater for the diverse type of shopper, this would help increase already a good turnover and ultimately net profit. Stocking more tourist led items and expanding the core range will aid in the increase in turnover.

There is further potential to grow the sales by expanding the hot food element of the store by introducing new lines to sit alongside the already popular core range.

Accommodation may also be available if required. This would be at separate negotiation with the owners.



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### Description

A traditional convenience store & Post Office freehold opportunity in the Scottish Highlands.

The store is situated on the ground floor of a single storey terrace with the upper floor housing the available flat. To the left of the store is private accommodation not included in the sale. The building is of stone construction with a pitched slate tile roof. There is on street parking and various other parking facilities nearby. There is a local steam train line within walking distance along with the local golf course, ranked as one of the top 35 courses in Scotland.



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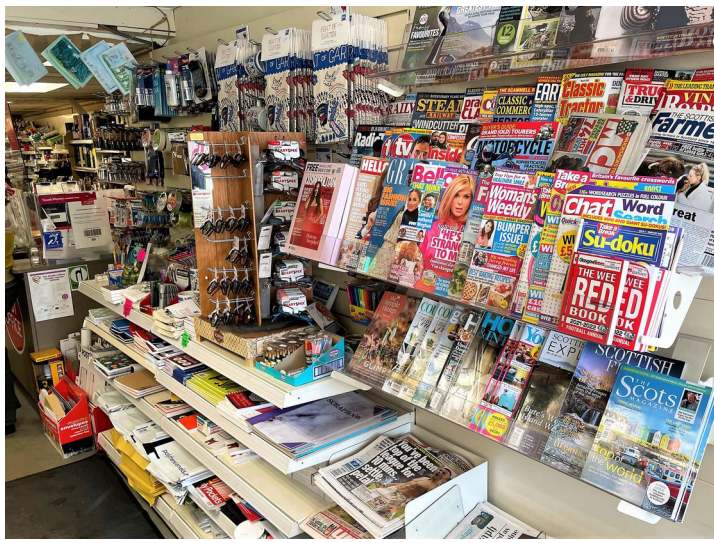
## Internal Details

There is a large counter to the right of the entrance doorway which houses a lottery terminal with a Post Office combi counter.

The internal sales area comprises of various gondola shelving, slat wall and perimeter refrigeration and freezers where there are goods for sale that include general grocery, household, alcohol and confectionery. There are newspaper and magazine displays along with greeting card displays. There is a hot food serve over for local pasties, pies and other hot food items.

The shop is bright and modern with LED lighting on a suspended grid ceiling along with modern tiled flooring.

There is a staff area, storeroom and W.C to the rear of the store.



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## Business Rates

Rateable value of £4,400 (2023). The property currently benefits from 100% rates relief, although subject to the buyer's own status. All parties should make their own enquiries with the local Assessors Department.

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## Fixtures & Fittings

We have been advised the all the main equipment within the shop is owned outright and will be included within the sale apart from a dairy fridge, freezer, copier and coffee machine which are currently leased.

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## Staff

The business is currently run by the owners along with a mixture of full and part-time staff. Transfer of Undertakings (Protection of Employment) Regulations (TUPE) will apply to any remaining staff. Full details available on request.

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## Trading Information

Full Trading Profit and Loss accounts will be made available to seriously interested parties on request after a formal viewing of the business has been undertaken.

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## Trading Hours

Mon - Sat 7am to 6pm  
Sun 9am to 2pm

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## Tenure

Freehold with an asking price of £250,000

Stock at valuation in addition to the sale price.





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.



For full information on Christie Insurance please call 03330 107189

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## 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:

### Liam Bain

Business Agent - Retail & Leisure

M:+44 7732 602 268

E:[liam.bain@christie.com](mailto:liam.bain@christie.com)

Edinburgh