



The Wee Shop

Ref: 5218645

3A Blawearie Road, Tranent, EH33 2BG

Freehold: £140,000

Leasehold: £50,000, Annual Rent: £13,200

Weekly Turnover £4,500 per week

Long Established Business

Scope to Increase Turnover

Attractive East Lothian Town near Edinburgh

Great Freehold Opportunity

No Rates Payable. Excellent Opportunity. EPC Rating B



The business and premises is well established in the local community and has been trading as a traditional newsagents for many years.

With a loyal customer base built up over many years and a good location to catch early morning commuters, the business offers a sure footing for a new operator while still leaving plenty room to increase turnover by modernising internally and improving the offering.

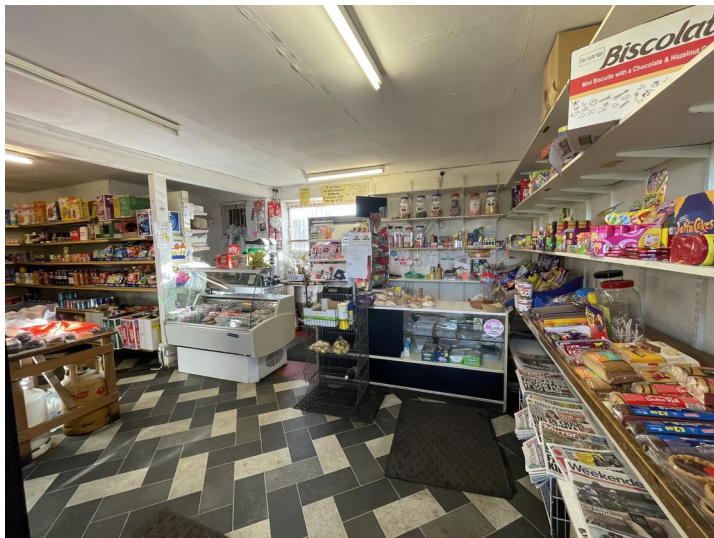
We strongly recommend viewing this business to understand the potential opportunity.

Location

Tranent is a town in East Lothian, in the south-east of Scotland, lying six miles from the boundary of Edinburgh and less than 10 miles from the city centre.

A former mining town, it is one of the oldest in East Lothian and sits adjacent to the A1 road, a main artery into Edinburgh from the southern Scotland and England. With a population of c. 12,000 this now mainly commuter town is supported by local amenities such as two supermarkets, petrol filling station, a good selection of cafés and restaurants, other shops and services plus a Library.

Located in the heart of Tranent, the Loch Centre is a dedicated Sports and Community Centre with a 25m swimming pool, multi purpose sports hall, dance studios, gym and children's soft play area. Nearby Ford Kinnaird Retail Park offers a range of large retail outlets including a Marks & Spencer supermarket.



The Opportunity

The business has been trading in Tranent for many years and a sound reputation in the local area.

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

This is an outstanding opportunity to acquire a freehold business in a busy housing area. We believe this would suit a first time buyer who is looking to run their own business in a 'hands-on' manner.

Tenure

Offered as a freehold sale at £120,000 with stock at valuation at point of entry.

Leasehold asking price of £50,000 with rental of £13,200 per annum for new long term lease.

Regulatory

Alcohol License in process of application.

Internal Details

The compact open-plan space has a branded drinks chiller to the left on entering with separate chest freezer and up-right chiller leading towards a rectangular sales space. There is also fixed shelving on the surrounding walls holding a selection of grocery items and a second chest freezer in the centre.

The main service area is recessed behind a glass fronted counter and separate display chiller. More fixed shelving runs the length of the right hand wall.

The shop has non-slip flooring throughout.

Fixtures & Fittings

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



Development Potential

As per the Title Deeds the land to the front and rear of the shop is owned by our client. There is potential to extend and/or redevelop the space. Any redevelopment would need Planning Permission applied for to the relevant authority.

Trading Hours

Monday to Sunday
5.00am - 3.00pm

Trading Information

Net turnover for year ending 31.05.2021 was £222,860.

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

External Details

A detached one-storey building of brick construction. It lies in an area of grass parkland with pavement to the front and road running parallel to the rear.

The building has white painted walls with advertising signage on three sides with a glass-fronted entrance door with large window adjacent. Both door and window have metal security coverings, as well as with the second door and large window on the rear wall.

Staff

The business is staffed by the owner at present.

Business Rates

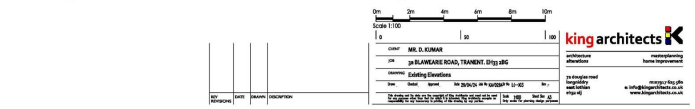
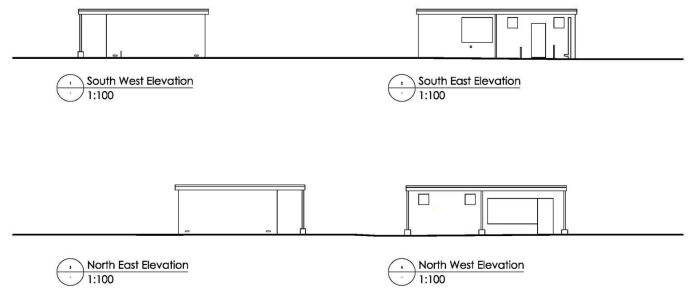
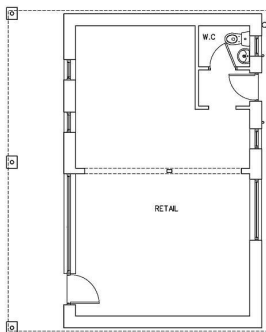
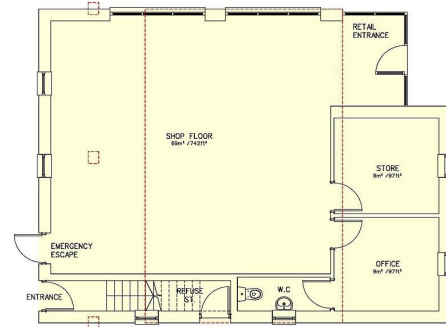
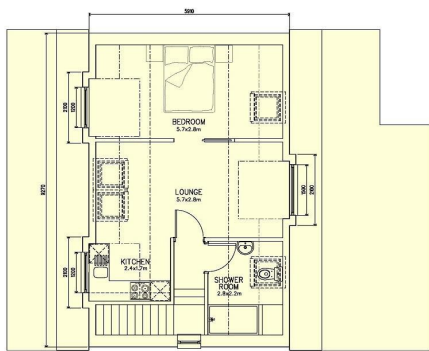
The current Rateable Value as of 1 April 2023 is £4,200 and therefore qualifies for 100% relief via The Small Business Bonus Scheme. This is subject to status, and all interested parties are advised to check with the relevant Local Authority.



Planning Permissions

The owner currently has plans to extend ground floor space and also build a one bedroom flat above.

These are currently lodged with the council planning department awaiting approval.



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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Edinburgh



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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