



J & G Coia Sweet Shop

Ref: 5218659

68 - 70 Main Street, Armadale, EH48 3QA

Freehold: Offer Over - £145,000

Long Established Business - Great Reputation

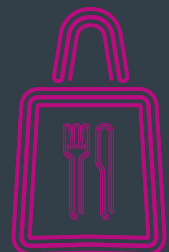
37% GP Margin / Low Overheads

Main Road Location

Short Opening Hours

Ideal for New Entrant or Existing Operator

No Rates Payable, EPC Rating "tbc"



The business has been successfully ran by the current owners and their family for over 50 years and is a popular venue across West Lothian. Now looking to retire, they feel the time is right to pass to a new operator.

A freehold site situated on a busy main road the property consists of main retail shop, adjacent storage area, and basement. Selling a mixture of traditional sweets, confectionery, tobacco, soft drinks, and home-made ice cream the business has a fantastic reputation built up over many years of serving the local community.

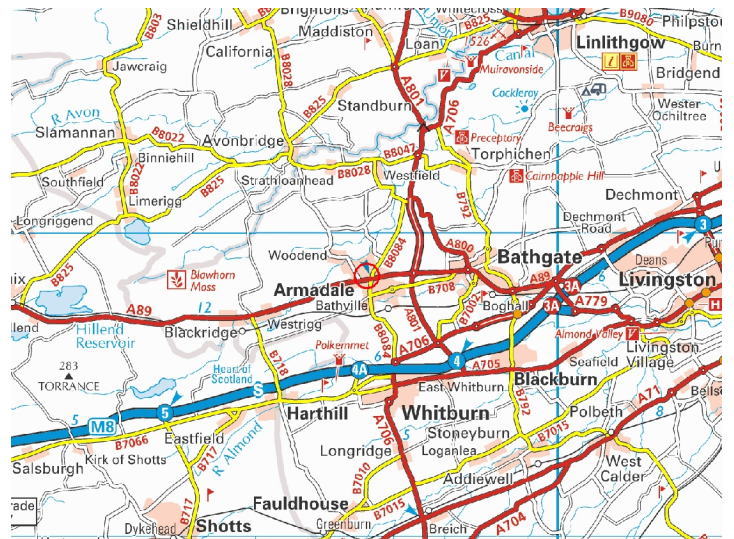
There is on-street parking for passing trade.

Location

Armadale is a town within the county of West Lothian in the Central Belt of Scotland. It lies to the west of Edinburgh (25 miles) and to the east of Glasgow (27 miles).

Armadale is an ex-mining town which was also known for its brick manufacturing. Primarily a residential community and commuter town, it has has a number of different public places, a central Mains Street and a series of parks, green spaces and nature reserves, many of which lie atop former mines and industrial areas. There are four primary schools and one high school, Armadale Academy.

Armadale has its own train station which lies on the Airdrie to Bathgate line and excellent bus links to the nearby towns, villages, Edinburgh, and Glasgow.



The Opportunity

J & G Coia has been a long established name in Armadale for over 50 years with an excellent reputation within the local community.

In the years our clients have been running the business they have seen a steady increase in turnover which has remained constant post pandemic. This steady turnover gives good foundation for a new operator to take over the business while still having scope to increase further. Hot food/desserts options could be introduced while the ever increasing popularity of home delivery could prove to be lucrative. With the business currently only open six hours a day there is scope to increase sales immediately by extending these.

This is an outstanding opportunity to acquire a freehold business in a busy community. Easy to run with minimum staff it may suit an existing operator looking to add to their portfolio or a new buyer looking to run their first business. We strongly recommend viewing this business to appreciate the opportunity in full.

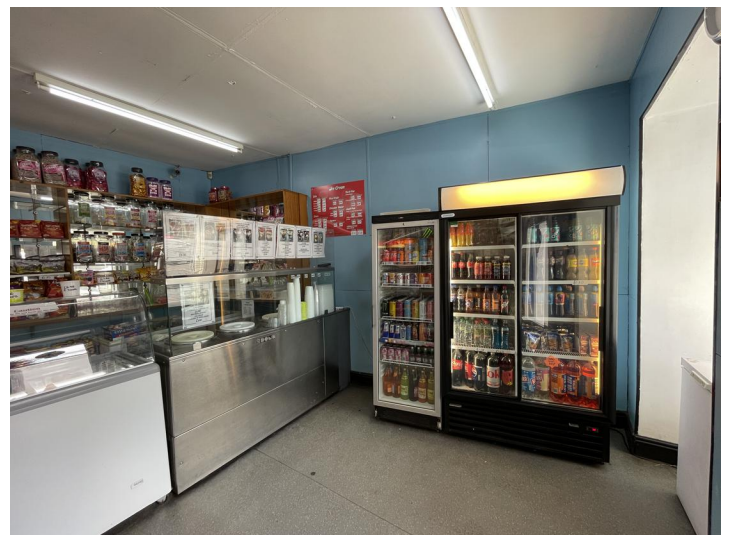


Internal Details

The compact retail area has a square layout with L shaped shelving built on left hand side and rear wall holding a large selection of traditional sweets in jars with tobacco gantry also against left side wall.

A display unit holding confectionery and soft drinks lies to the left leading to single till and service area. At right angle to this is the ice cream area, a freezer displaying several different ice cream flavours for sale then the top loading EDONI ice cream machine used by the owners for many years to make their vanilla ice cream, a secret family recipe.

There is small office to rear.



External Details

The property is a two storey semi-detached brick built building with pitch and tile roof.

The retail shop occupies the right hand side with main entrance door between two windows. A separate entrance door to the left enters into a hallway which connects the shop to the left hand side storage space.

Other Property

To the left of the retail space is a storage area. Below the shop is a basement space.



Trading Information

Turnover for year ending 30.06.2022 was £147,293

Full Trading Profit and Loss Accounts will be provided post viewing stage and on request.

Trading Hours

Monday to Saturday
3.00pm to 9.00pm

Tenure

Offered to the market on a freehold basis at offers over £145,000.

Stock at valuation at date of entry.

Staff

Currently the business is ran by the two owners with no other staff.

Development Potential

The property to the left of the shop could be developed to provide a sit-in area and kitchen if a owner wishes to expand the menu or extend the shop space further if they wished to refit fully.

Business Rates

The current Rateable Value as of 1 April 2023 is £4,450 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.

Fixtures & Fittings

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

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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