



Premier Kyles Convenience Store

Ref: 5218664

Tighnabruaich, Argyll, PA21 2DR

Freehold: £350,000

Turnover for Y/E 30/6/24 £442,351

Beautiful Location with 3 Bed Accommodation

Unopposed Shop in Village

Main Street Location with Parking

Potential to Increase Turnover

Strong Tourist Trade - EPC Rating E



Internal Details

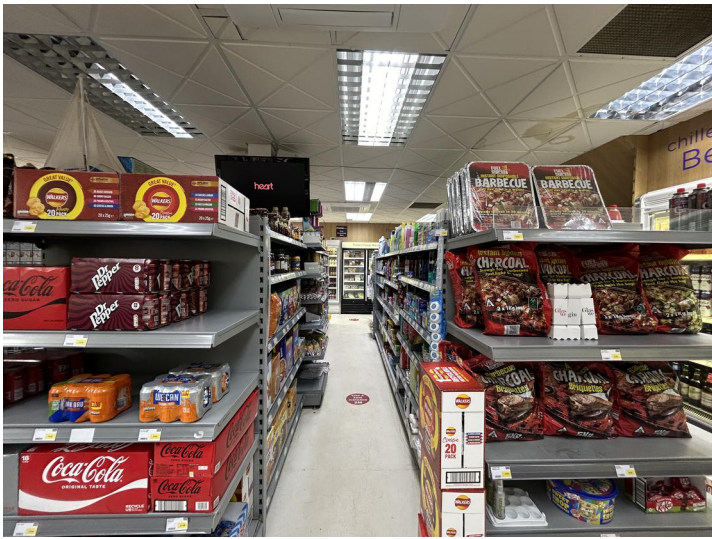
The business has an open plan sales area and is fitted and equipped for the sale of convenience goods, alcohol, tobacco and cigarettes, confectionery, cold drinks, stationery, newspapers and magazines, as well as a large ice cream freezer for single serve ice cream.

There is non-slip flooring, LED lights within the false ceiling tiles and CCTV cameras located throughout.

External Details

The property is brick built with pitch and tile roof. It is a detached building with business premises on ground floor and accommodation above.

There is ample free customer parking located at the front.



Trading Hours

Monday to Saturday
9.00am - 6.00pm

Sunday
10.00am - 5.00pm

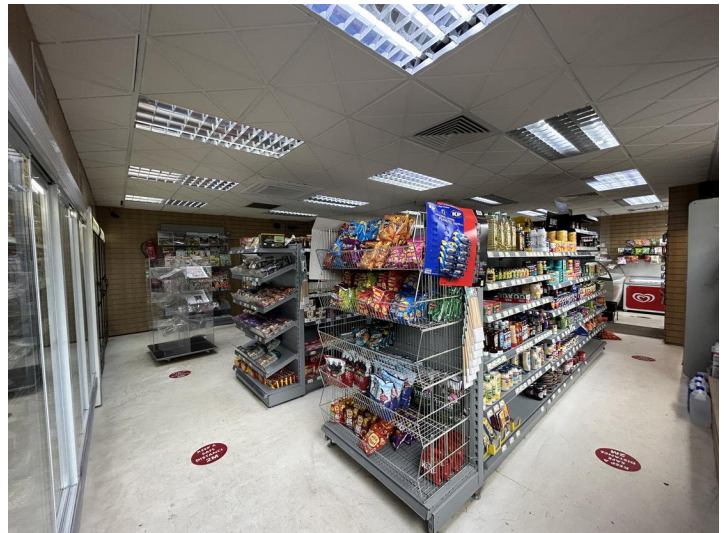
Tenure

Offered to the market on a freehold basis at £350,000.

Stock at valuation at date of entry.

Fixtures & Fittings

We are advised by our clients that the fixtures and fittings are wholly owned and will be included within the sale.



Staff

The business is ran by husband and wife owners, who have occasional part-time staff but we are advised no staff will be transferred over.

Business Rates

The current Rateable Value as of 1 April 2023 is £7,500 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.

Regulatory

Alcohol License

Trading Information

turnover for year ending 30/6/24 was £422,351. Full accounts can be shared post viewing.



Owner's Accommodation

The owners' accommodation is a three bedroom flat with large living and dining space, separate kitchen, and bathroom with shower/bath. There is also loft space used for storage.

Access is from the rear of the property which includes a large garden area with views to the Isle of Bute.





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

T:+44 207 227 0700

M:+44 7732 602 268

E:liam.bain@christie.com

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.



For full information on Christie Insurance please call 01908 920 570