

Premier Kyles Convenience Store

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





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The store has traded for 10 years under the current ownership, they acquired the business in 2014 and have enjoyed the success since.

Business is mainly derived from a mixture of traditional convenience goods such as confectionery, snacks and soft drinks, with alcohol and tobacco/vapes continuing to perform strongly.

There is further potential to increase trade via the means of longer opening hours, particularly on weekdays. With the location being fairly remote, a new owner could look into home deliveries for customers.

Location

Tighnabruaich is a village on the Cowal Peninsula, on the western arm of the Kyles of Bute, in Argyll and Bute, west of Scotland. It is two hours west of Glasgow and lies to the north of the Isle of Arran. The Loch Lomond and the Trossachs National Park are an hours drive east.

Tighnabruaich is on the A8003 road which is eight miles long and travels to the A886 in the east. There is a mixture of hotels and bed & breakfasts in the village with two cafes and an Indian restaurant. A lifeboat station, sailing school, and fishing pier are also located in the village.





Description

A rare opportunity to acquire a freehold convenience store with owners' accommodation with potential to increase trade by extending the opening hours.

This ideal opportunity for an owner operator with family offers an established and loyal customer base of an unopposed convenience store. The store also offers ample free customer parking at the front.

Additional services include Lottery and scratch cards, with the store also carrying a fine selection of Scotch Whisky which is popular with tourists.

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 parttime 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.

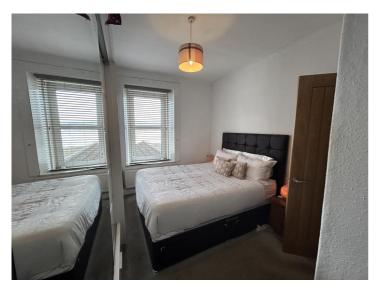


















Customer Due Diligence Checks

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

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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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