

FOR SALE
HOTEL + LEISURE

GRAHAM
SIBBALD



Laide Post Office, General Store and Filling Station
Laide, Achnasheen, IV22 2NB
Offers in the region of £375,000 – Freehold

Find out more at
www.g-s.co.uk

- **Established Busy Convenience Store, Post Office And Filling Station**
- **Located On North Coast 500**
- **Central Village Location On Main Road**
- **Way Of Life Business And Would Suit A Hands On Operator**



INTRODUCTION

Laide Post Office, convenience store and filling station is located on the famous North Coast 500 (A832) one of the most popular tourist routes in the UK.

Laide is located approximately 41 miles South West of Ullapool, 74 miles North West of Inverness and 15 miles North of Gairloch

Situated in Laide village the area is surrounded by stunning scenery and beaches.

The shop offers an extensive range of food items along with snacks, household products, alcohol etc. supplying the local community and busy tourist trade. The Post Office has strong community support and offers home deliveries when required. The filling station with 24 hour self service operation, is the only petrol station for 15 miles South and 41 miles North.

The shop is fully licensed for beers, wines and spirits.

The filling station is presently supplied by Gleaner and the owners will discuss this with interested parties at the time of viewing.

Our clients moved to the area and purchased the business around 12 years ago and now feel it is time to step back for retirement.

THE PROPERTY

The property is situated in private grounds with main building offering shop and store on ground floor with staff toilet. Storage is located in the attic/ first floor.

ACCOMMODATION SUMMARY

- Ground floor shop and storage
- Staff toilet
- First floor attic storage



TRADE

Turnover to year end 2023 was £1,095,000 net of VAT

Full accounting information can be made available to interested parties after a formal viewing.

STAFF

TUPE regulations will apply.

LICENCE

The Premises is Licensed under the Licensing (Scotland) Act 2005.

SERVICES

Mains electric and water. The property is serviced by a septic tank.

ENERGY PERFORMANCE CERTIFICATE

An EPC will be made available to interested parties after formal viewings

RATEABLE VALUE

The Rateable Value is £14,500 (effective date April 2023)

Small Business rates exemption should apply. Purchasers are advised to check this matter themselves.

TENURE

The Heritable (Scottish equivalent of Freehold) interest of the property is being sold.







PRICE

Offers in the region of £375,000 are being sought for the freehold in the property. Stock will be sold separately by valuation on date of entry.

FINANCE/BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

VIEWING

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald
233 St Vincent Street
Glasgow
G2 5QY

To arrange a viewing please contact:



Martin Sutherland
Licensed Trade + Business Agent
Martin.Sutherland@g-s.co.uk
07768 704 203



Emily Hewitson
Licensed Trade Agent
Emily.Hewitson@g-s.co.uk
07795 518 627



1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.

Date published: July 2024

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.