



Offers Over
£120,000
(Freehold)

Burghead Stores
49-53 Grant Street, Burghead, Elgin, IV30 5TT



Compact licensed store previously serving the town and surrounding areas

A profitable lifestyle business opportunity sitting centrally within the community of Burghead on the Moray Firth coast

Prominent trading location taking advantage of passing trade, plus locals and tourists alike

Previously offering local post office provision offering a sustainable and unique service to the town

Single storey unit with attic storage extending to a net internal area of circa 82m²

DESCRIPTION

Burghead Stores is set within the small coastal town of Burghead and is a single storey property with attic storage. Set in a prominent roadside trading location, the property has prominent signage options. The unit extends to around 82m² and was previously the only post office within the locality, also providing a wide selection of convenience essentials to the broader community and visitors. The premises is set to the ground floor with stairs leading to the attic floor. The building has ample storage facilities which could present an element of re-organisation to increase the sales areas subject to consents.

TRADE

The owners took the decision to close the shop and Post Office in April 2023 due to ill health. The business had a solid year-round trade with a peak trading period in the spring and summer seasons, benefiting from the influx of tourists to the area and a high level of passing trade. The business generated a modest profit but under new ownership there is huge scope to operate at a higher level.

The trading configuration makes it an easy-to-operate business but provides an element of scope to expand the range of convenience goods and services previously on offer should new owners wish to do so. Internally, all areas are easily accessible with sales areas being intelligently laid out utilising a modern range of shelving units and display stands. The sales counter is situated opposite the main entrance affording excellent control of the shop. The business benefits from a fully operational EPOS system.

Any purchaser would need to apply to the Post Office to re-open this element of the business. The property offers scope for alternative retail / café use subject to necessary planning consents.



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LOCATION

The shop is located in a prominent position which ensures that it benefits from the busy tourist season and also from the regular local trade. The town is situated on a peninsular which juts out into the Moray Firth which is famous for its dolphins, seals and whales.

The harbour has a long tradition as a fishing port and is also popular with day visitors. The climate surrounding this part of the Moray coast is famous for its unique mild weather. On the west side of the town is a golden sand sandy beach which stretches along to the village of Findhorn.

Burghead is centrally located for exploring the wider Highland region and taking in its many attractions. Outdoor pursuits such as bird watching and fishing also draw a great many visitors to the area who take advantage of the abundance of wildlife. Within the Moray Firth sailing and other water sports are undertaken. For the dedicated golfer there are a number of outstanding championship quality golf courses within the immediate area, the most notable being Castle Stuart, Nairn and Lossiemouth.

Castles and distilleries offer the more leisurely tourist ample places of culture, interest and history to visit. Burghead enjoys a very good geographic location and is an ideal coastal base from which visitors can continue their odyssey of the Cairngorm Mountains, Inverness, Sea Fish Trips, Bird Watching, Culloden Battlefield and Loch Ness; all within an easy day trip.

The City of Elgin (Population c25,000) and Forres (population c5300) are only a 15-minute drive away and Inverness (the Highlands Capital) is a 50-minute drive. All these locations offer a vast array of shops, social, cultural and welfare facilities and amenities. Both Forres and Elgin have a main line railway station and Inverness Airport is 29 miles distant.

There is a GP practice, chemist, hairdressers, post office and general store within the town. The Headland Trust opens their Information Centre during the summer offering regular referrals for accommodation and food.

Nursery and primary education are available within Burghead. For secondary education, free transport is provided to either Lossiemouth High School or Elgin Academy. Moray College is located in Elgin and the University of the Highlands and Islands is situated in Inverness.

REASON FOR SALE

The shop was purchased in November 2013 and it has offered the vendors a successful lifestyle. It is retirement that brings this charming retail opportunity to the market.



THE PROPERTY

The original property is of stone construction under a pitched slate roof. The trading areas are set on the ground floor with garage and attic storage. This is a prominent roadside location and the property offers excellent signage options. This terraced property has street level access. There is ample parking to the main road and the shop is accessed from street level.

Internally the business is well presented utilising a good range of flexible fixtures and fittings including free-standing displays. The main sales counter is situated immediately inside the main entrance, providing practical control of the product display areas and facilitating good customer service. To the right of the customer counter, the store has a range of shelving and merchandise racking including refrigeration and freezer units. The shop has a logical configuration.

SERVICE AREAS

The premises service areas are exceptionally well laid out to support the trading aspects of the business. To the side of the building there is a spacious store room with a side access door leading to a garage which is also used for storage.

Within these ground floor units are basic staff facilities in term of a worktop area and sink. A staff W.C. is located on the attic first floor. There is further storage on the first floor benefitting from Velux windows.

OWNERS ACCOMODATION

There is no owner's accommodation with this property but the owners have a 3-bedroom house which may be available by separate negotiation. Full details will be available from the selling agents.

EXTERNAL ASPECTS

The property has right of access via the rear of the garage to carry out external repairs, and for alternative entrance. Local on-road parking is available along Grant Street and Brander Street.

SERVICES

The property benefits from mains electricity, water supply and drainage. The store has an alarm system.





EPC RATING

The Energy Rating of the property is 'bcb'.

LICENSES

The business operated a license under the Licensing Scotland Act 2005 and a copy of this will be made available to interested parties post viewing.

WEBSITES

The Burghead Stores and Post Office was previously represented on a number of post office and other portal websites. The introduction of a business specific website could be a development for new owners.

BUSINESS RATES

The business attracts a business rate of £4,800 (as at April 2017) which may allow the owners to benefit from 100% Small Business Rates Relief resulting in a liability of £0 where eligible.

TITLE

The title number for the property is MOR2193

PLANS

An indicative title plan and building layout plan are available upon request from the selling agents ASG Commercial.

ACCOUNTS

The business previously operated to a modest level of profitability. Full trading figures will be made available to seriously interested parties.

PRICE

Offers Over £120,000 are invited for the heritable property and trade contents (according to inventory), excluding personal items. Stock to be purchased by independent valuation.

FINANCE & LEGAL SERVICES

ASG Commercial is in touch with several lenders who provide specialist finance to the retail trade. We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have access to a large team of legal experts who can act in all legal matters arising to include conveyancing and business transfers.

DIRECTIONS

See location map.

VIEWING

All appointments to view must be made through the vendors selling agents:

ASG Commercial (Address as per website)

T: 01463 714757 (5 Lines)

E: info@asgcommercial.co.uk

W: www.asgcommercial.co.uk

OFFERS

All offers should be submitted in writing to ASG Commercial with whom purchasers should register their interest if they wish to be advised of a closing date.



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