



Attractive retail unit extending to around 64m²

Prominent frontage with large display window

Located on a busy pedestrian route in the centre of Lossiemouth

Ideally located opportunity to own a profitable newsagent and post office

Opportunity to further develop trading levels and profitability



DESCRIPTION

Buckley's Newsagent is the ground floor trading unit of an attractive multi-storey property. The owner currently trades as a newsagent as well as providing post office services. This flexible retail unit is located centrally on Lossiemouth's Queen Street.

The street level internal aspects are mainly open plan and are well-appointed throughout. The property and business are being sold as a going concern. The building has an excellent and flexible sales area, extending to circa 64m².

REASON FOR SALE

The vendor has owned Buckley's Newsagent for a little over 20 years. It is his desire to retire that brings this excellent business to the market.

TRADE

The business has a solid year-round trade with peak trading in the holiday season when it benefits from the influx of tourists to the area. A high level of passing trade further enhances turnover. During the winter months, the business continues to enjoy a solid level of income derived from the support of recurring local trade. The business generates a consistent profit level but could be operated to a higher level by extending opening hours and considering some inward re-organisation to maximise returns. The shop and post are currently run by the owner with one part-time employee. The shop operates from 07:00 until 12:00 Mon to Sat and 08:00 until 10:30 on Sun, with the post office running from 9:00 until 12:00 Mon to Wed. Post office hours are limited by the availability of an appropriately trained employee.

Merchandise includes drinks, sweets, newspapers, stationery and magazines. The present trading configuration makes it an easy-to-operate business and provides scope to adjust the range of goods and services should new owners wish to do so. Internally, all areas are easily accessible with all sales areas being intelligently laid out utilising a modern range of shelving units and display stands. The sales counter is situated to the rear of the unit affording excellent visual control of the shop. The business benefits from a fully operational and maintained EPOS system. The present owner operates a morning home delivery newspaper service of which there are 6. Local school pupils are used to do the deliveries. The owner also has a number of lucrative contracts to delivery papers locally.

An ATM is in place and is owned by the Post Office, with rates being paid by the owner. The income generated is as a percentage of the withdrawals. This is the only ATM in the center of Lossiemouth and as such, enjoys a significant level of withdrawals.







SERVICES

The unit benefits from mains electricity, water and drainage. The unit is equipped with a security system and CCTV, via the post office.

PRICE

Offers over £135,000 are invited for the freehold interest complete with goodwill and trade contents (according to inventory). Stock at valuation.

EPC RATING

This property has an Energy Performance Rating of **TBC**.

TITLE NUMBER

The property has a title number of MOR731.

DIRECTIONS

See map insert. What3words reference is [///skies.stilted.stub](https://www.what3words.com/skies.stilted.stub)



RATES / COUNCIL TAX

The property has a business rateable value of £5,000 reference number VR25023 (April 2023) but benefits from a 100% discount under the Small Business Bonus Scheme with a net Liability of £zero for eligible businesses.

PLANS

An indicative title and floor plan are available upon request from the selling Agents ASG Commercial Ltd.

FINANCE & LEGAL SERVICES

ASG Commercial Ltd is in touch with a variety of different lenders who can provide specialist finance. We will be delighted to discuss your financing requirements with you and make an appropriate introduction where appropriate. We also have many contacts in the legal profession who can assist in all legal matters arising.

VIEWING

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

ASG Commercial Ltd, 17 Kenneth Street, Inverness, IV3 5NR

Tel: 01463 714757 (5 Lines)

E: info@asgcommercial.co.uk

Web: www.asgcommercial.co.uk

OFFERS

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



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