



Offers Over
£199,000
(Freehold)

Premier Store,
Bridgend, Harbour Road, Brora, Sutherland, KW9 6NR





Recently renovated shop unit, well supported by local community

Prime roadside trading location on the NC500

Excellent storage areas with direct delivery access

New complimentary hot food provision offering

Sizable retail unit extending to around 138m²





DESCRIPTION

Premier Store is a substantial property set over three floors which trades successfully as a general village store, hot food outlet and newsagent. The shop unit extends to around 138m² and is newly renovated and currently fitted out to an excellent standard. The turnover levels continue to improve, demonstrating a demand for its facilities and services within the immediate area. Located on the north coast 500 route, the shop is ideally located on this main arterial route, attracting a good level of passing trade as well as the robust trade available from serving the local communities. The business enjoys a steady footfall all year round.

REASON FOR SALE

The present proprietors have owned the shop since 2020. It is now their intention to sell the business in order to concentrate on other business interests.

TRADE

Premier store sells groceries, alcohol, newsagent and hot food takeaway. The business is ideally equipped with shelving, general display units, numerous chilled display cabinets, till system and kitchen equipment. The kitchen equipment comprises free standing oven, ceramic hotplate, frontline counter, display equipment and rational combi oven with associated Ultravent exhaust. The shop was recently renovated, resulting in a fresh and well-lit environment for customers. The upgrading of the shop has, in part, resulted in the increasing turnover. Another component of this increase is the introduction of the new hot food provision which attracts customers initially and then benefits from their secondary spend in the shop. They currently run with 2 part time staff and some adhoc cover for stocking shelves.

OPENING HOURS

The shop is open 7 days a week, and had normal hours of Monday to Saturday

07:00 – 18:00 and on Sunday 10:00 – 14:00.



LOCATION

The village of Brora is one of the largest centres of population in Sutherland and is located on the NC500. The region is a tourist magnet and is renowned for its magnificent hills and rugged mountains. Brora has a staggering coastline with a long sandy beach and picturesque harbour: all sheltered to the west by rolling hills. The area attracts a high number of visitors who frequent the store during the tourist season and who come to the area to undertake a wide range of activities Brora has its own 18-hole links golf course which also attracts many visitors to the area. Scottish castles and other historic sites makes the area vibrant in the summer season with Dunrobin Castle being the most famous just a few miles away. The many local self-catering accommodation providers, hotels and guest houses generate footfall for the store. The town of Brora has excellent social and welfare facilities; secondary schooling is provided in Golspie some 5 miles away.

THE PROPERTY

The property is a three-storey stone building with pitched slate roof. The property has been extended to the east to provide single storey storage, this is constructed of rendered block with a pitched slate roof and has a large single door access which can accommodate pallet deliveries. The walk-in freezer is located in this area, as is a secure storage area. As a result of the extension the premises enjoys an excellent level of storage. The premises comprises the shop, food preparation area and storage on the ground floor with toilets and office space above.

The property is arranged as follows:

Ground Floor Sales – 63.2m²

Ground Floor Storage – 44.2m²

First Floor Storage – 19.2m²

Attic Floor Office – 11.8m²

The entrance to the shop is accessed directly from the pavement where the main sales area is located. To the east end of the shop is the access to the store. Above the shop entrance door and windows is a full width prominent illuminated sign providing an excellent level of exposure to attract passing trade.



GROUNDS

The business is set within an impressive period property enjoying prominent roadside frontage. The business has off-road parking to the east of the building, which can accommodate 4 cars, and additional spaces immediately to the front. Deliveries are taken into the business directly to the back of house store.

SERVICES

The property benefits from mains electricity, internet, water supply and drainage. The heating is provided by electric heaters located within the shop. The shop is equipped with CCTV.

ACCOUNTS

Full trading figures will be made available to seriously interested parties subsequent to viewing.



chilled dairy

soft drink

EURO SHOPPER
PERMANENTLY
LOW PRICES

EURO SHOPPER
PERMANENTLY
LOW PRICES

JOHN OROATS





PLAN

A location plan and floor internal plan are available from the selling agents.

EPC RATING

The EPC rating of the Shop Unit is TBC.

PRICE

Offers over £199,000 are invited for the heritable property complete with goodwill, intellectual property and trade contents (according to inventory), excluding personal items. Stock to be purchased separately by independent valuation.

DIRECTIONS

See map Insert. What3word reference is ///cake.expel.tenders

WEBSITE

The business advertises through <https://www.premier-stores.co.uk/index.php/our-stores/bridgend> and has its own facebook page <https://www.facebook.com/p/Premier-Brora-100067810632024/>.

TITLE NUMBER

Keystore Shop has a title number of TBC.

LICENCE

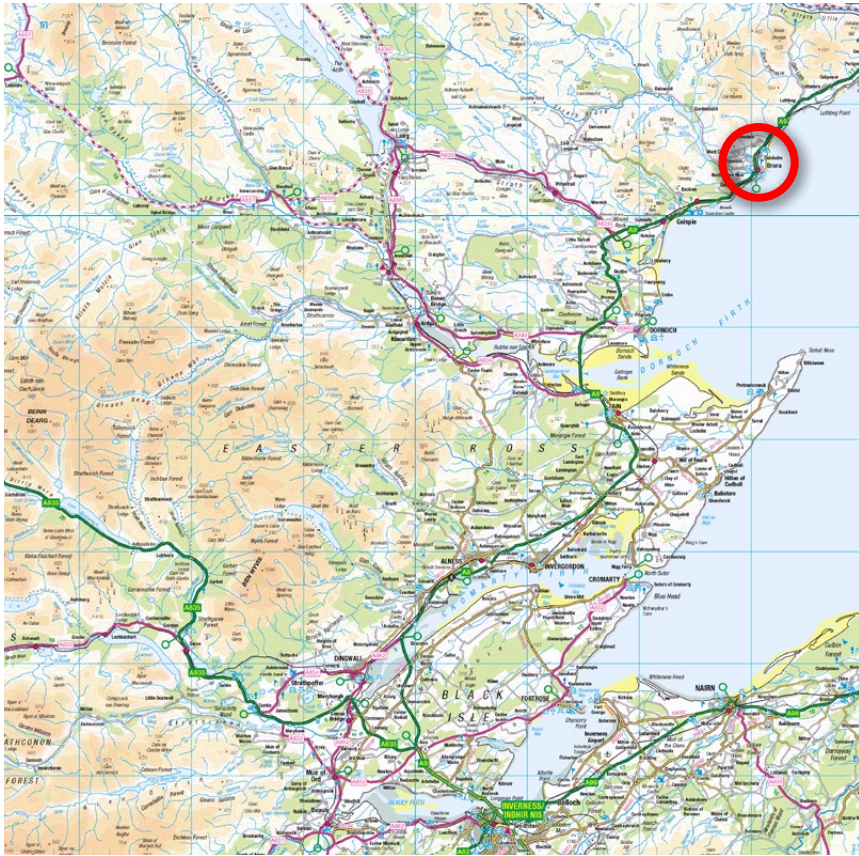
The business has a licence to sell alcohol under the Licencing Scotland Act 2005, and a copy of the operating plan is available to interested parties, which details operating practices. The reference number is HC/CSR/1962.

BUSINESS RATES / COUNCIL TAX

The trading elements attract a business rate of £5,500 (as at April 2023) – Ref no. 02/13/032700/8 which should allow the owners to benefit from 100% discount under the Small Business Rates Relief scheme resulting in a liability of £0 where eligible.







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FINANCE & LEGAL SERVICES

ASG Commercial is in touch with several lenders and lawyers who provide specialist advice. We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have access to a large variety of legal experts who can act in all legal matters.

VIEWING

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

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

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.