



Brodie's Mini Market

- Freehold C-store & bungalow
- Established business for over 90 years
- Long-standing family owned business
- Prime roadside position in tourist location
- Strong mix of local and passing trade
- Attractive lifestyle business opportunity. EPC Rating B

Tyndrum, Crianlarich, FK20 8RY

Freehold: £395,000

Ref: 6811118

DESCRIPTION

Brodie's Mini Market is a long-established village convenience store that has successfully traded in Tyndrum for over 90 years. One of the area's oldest independent businesses, it has remained in continuous family ownership and enjoys a strong reputation for friendly service and community support.

Occupying a prominent position in Tyndrum, a key gateway to the West Highlands, the store benefits from substantial year-round trade from local residents, tourists, walkers, cyclists and motorists travelling via the A82 and A85. Its location also captures visitors exploring Glencoe, Loch Lomond, Fort William and the wider Highlands, with additional footfall generated by the renowned West Highland Way.

The business offers a wide range of groceries, chilled goods, alcohol, confectionery and everyday essentials, serving both the local community and a large seasonal visitor market. This diverse customer base provides a stable and resilient income stream.

Brodie's Mini Market presents an excellent opportunity to acquire a profitable convenience store with detached residential accommodation in one of Scotland's most popular tourist destinations. Alongside immediate income from an established operation, there is scope to grow through product expansion, seasonal initiatives and additional tourism-focused services.



LOCATION

The business is located in Tyndrum, a highly popular stop-off point within the Scottish Highlands and a key gateway for visitors travelling through the region.

Its position on a main arterial route as the A82 & A85 merge ensures high visibility and strong year-round passing trade. The area attracts tourists, walkers, cyclists and outdoor enthusiasts from across the UK and beyond.

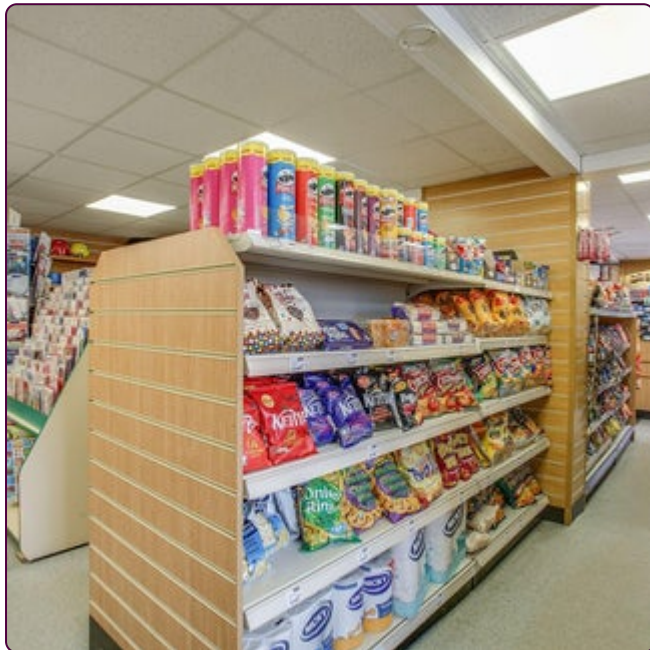
- Prominent roadside location
- High levels of passing traffic
- Strong tourist footfall year-round
- Popular with West Highland Way walkers and campers
- Supported by nearby attractions and established businesses

INTERNAL DETAILS

Internally the premises comprise a retail sales area extending to approximately 1,449 sq ft, together with stock storage, office accommodation and staff facilities.

Internally, the premises comprise a bright and welcoming sales area fitted with shelving, refrigeration and display units, alongside a service counter. Back-of-house storage and staff facilities support the business operationally.

The premises are fully equipped and operational, allowing a seamless transition for new ownership, with scope for modernisation or reconfiguration if desired.



OTHER FLOORS

Additional space is currently utilised for storage, assisting with effective stock management.

There is potential for a purchaser to optimise or reconfigure these areas to enhance the retail offering or introduce complementary income streams.

HERITAGE & REPUTATION

Brodie's Mini Market is a well-established village store with a strong reputation among local residents and the area's large visitor population. Located in the heart of Tyndrum, it benefits from consistent trade generated by the local community, passing motorists and tourists exploring the West Highlands, including walkers on the West Highland Way.

The business has developed a loyal customer following and retains the character and appeal of a traditional village convenience store, providing a welcoming shopping experience for both residents and visitors.

- Over 90 years of successful trading
- Strong local reputation and customer loyalty
- Excellent tourist and passing trade
- Prominent location on the West Highland Way
- Diverse customer base with repeat business
- Traditional village-store character and appeal



EXTERNAL DETAILS

The property occupies a prominent and easily accessible roadside position, benefiting from strong visibility and signage.

Benefiting from 15 dedicated parking bays, the property provides excellent convenience and easy access for customers, while the surrounding scenery enhances the overall appeal of the location.

OWNER'S ACCOMMODATION

A significant benefit of this opportunity is the inclusion of a well-presented detached bungalow, providing comfortable on-site living and enhancing the overall lifestyle appeal.

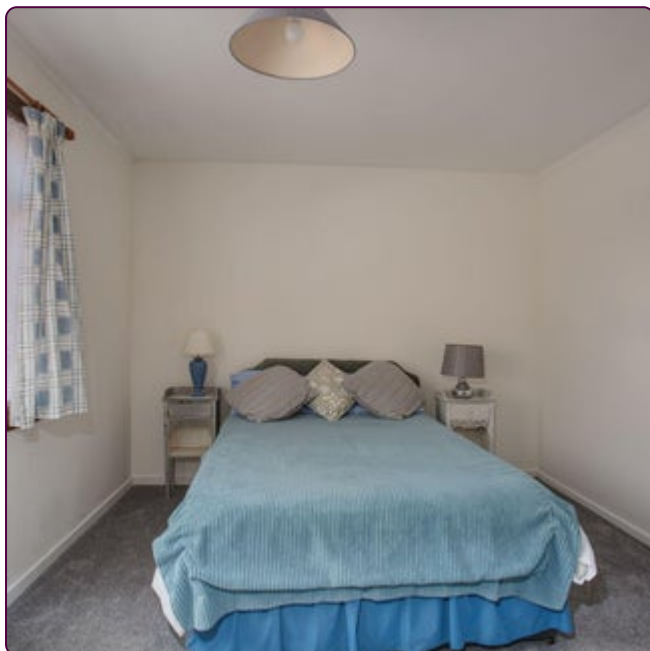
The bungalow is well-presented and offers spacious, practical accommodation, ideal for owner-occupiers or family living. The property benefits from rural aspects with stunning, uninterrupted views across the surrounding countryside, creating an enviable living environment.

Accommodation briefly comprises:

- Modern fitted dining kitchen with ample storage and workspace
- Generous and bright lounge ideal for relaxing or entertaining
- Three well-proportioned bedrooms
- Family bathroom
- Rural setting offering privacy and tranquillity

This combination of business and high-quality residential accommodation supports an excellent work-life balance and adds significant value to the overall purchase.





THE OPPORTUNITY

This profitable freehold business with residential accommodation offers an excellent opportunity in a popular Highland destination. While benefiting from strong existing trade, there is potential to further enhance performance through:

- Extended opening hours during peak tourist seasons
- Growth of the food-to-go offering
- Expansion of local produce, souvenir and outdoor product ranges
- Seasonal promotions targeting visitor demand
- Partnership with a convenience retail symbol group
- Introduction of a local delivery service

The business is ideally suited to owner-operators, retail entrepreneurs, family businesses and lifestyle buyers. With an established customer base and proven profitability, it provides immediate income alongside clear opportunities for future growth.

STAFF

The business is owner operated with the assistance of two part-time members of staff.

The Transfer of Undertakings (Protection of Employment) Regulations (TUPE) will apply.

TRADING INFORMATION

Brodie's Mini Market demonstrates a well-established and proven trading performance, with turnover of £381,611 recorded for the year ended 31 January 2024.

With income derived from both loyal local customers and substantial tourist traffic, the business benefits from a diverse and resilient revenue base. The combination of established trade, strong seasonal demand and identified growth opportunities offers purchasers an attractive foundation from which to further develop the business. Further financial information is available to qualified purchasers upon request.

TRADING HOURS

Monday to Sunday: 8:00 AM – 6:00 PM

There is clear potential to extend opening hours to further enhance revenue.

FIXTURES & FITTINGS

All fixtures and fittings are included in the sale, enabling immediate continuity of trade.

This represents a genuine turn-key acquisition, ideal for buyers seeking a ready-to-run business.

BUSINESS RATES

According to the Scottish Assessors Association, the current Rateable Value is £9,793, effective from 1 April 2026.



INVESTMENT SUMMARY

Brodie's Mini Market presents an outstanding opportunity to acquire a long-established retail business combined with attractive residential accommodation in a highly sought-after Highland location.

- Established convenience retail business with diversified local and tourist customer base.
- Highland Village Location
- Convenience Store & Detached Bungalow
- Established Family Business Trading For Over 90 Years
- Prime A82/A85 Roadside Position
- Strong Tourist & Local Trade
- Significant Growth Potential. EPC Rating B

A highly appealing acquisition offering the perfect blend of business performance, lifestyle quality and long-term security.



DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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CONDITIONS OF SALE

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