



# Premier Kyles Convenience Store

- Turnover for Y/E 30/06/25 - £425,848
- Beautiful coastal village location
- Freehold including 3-bed accommodation
- Main Street Location with Parking
- Potential to increase turnover
- Strong Tourist Trade - EPC Rating E

*Tighnabruaich, Argyll, PA21 2DR*

*Freehold: £400,000*

Ref: 5218664

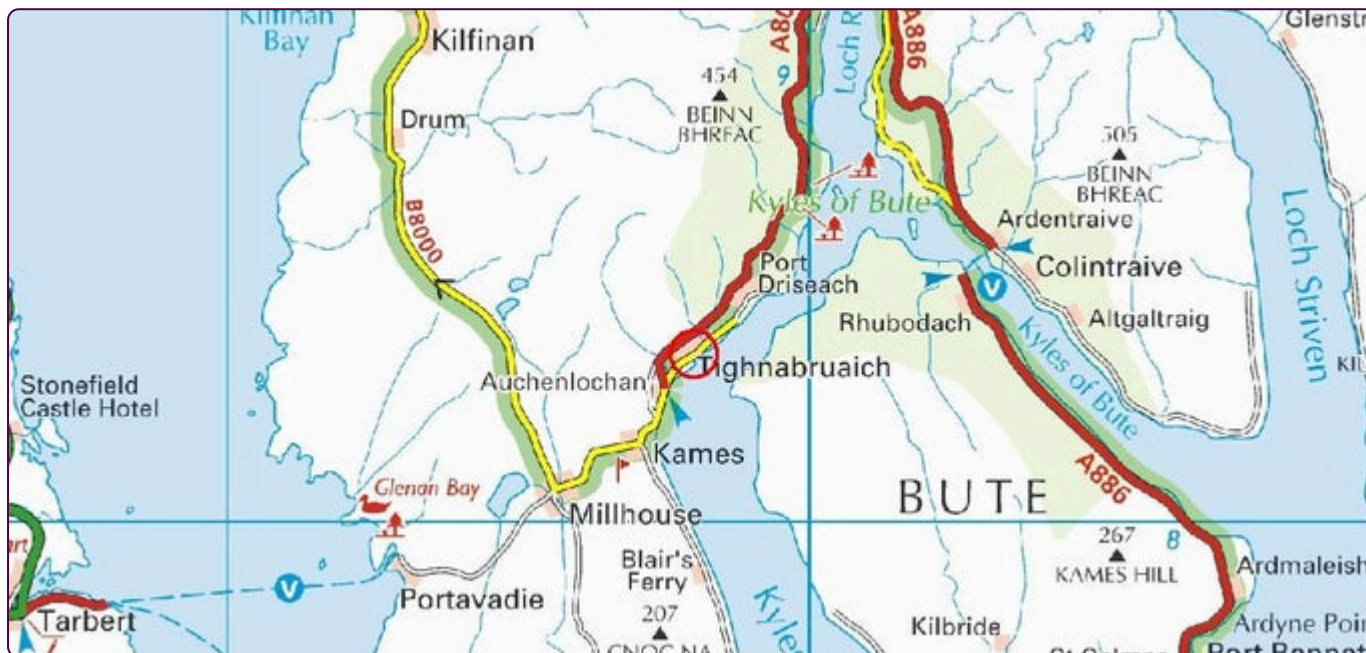
## LOCATION

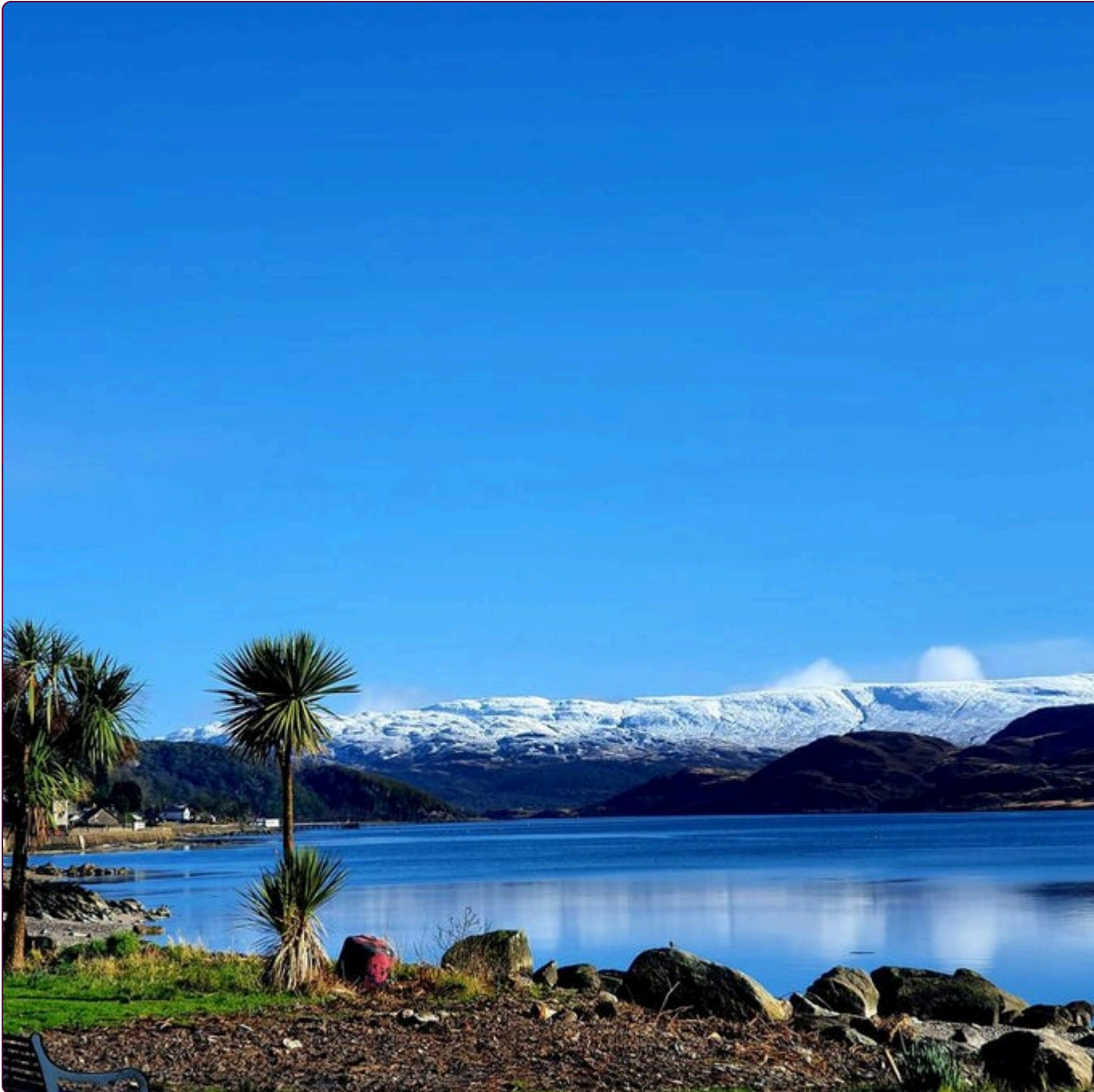
- Set in the scenic village of Tighnabruaich, overlooking the Kyles of Bute.
- Approximately 2 hours from Glasgow and 1 hour from Loch Lomond & The Trossachs National Park.

- Accessible via the A8003 with connecting routes offering beautiful coastal and hillside drives.
- Picturesque surroundings with strong appeal to tourists, walkers, cyclists, and sailing visitors.
- Village amenities include hotels, B&Bs, cafés, and a

popular Indian restaurant.

- Local attractions: sailing school, lifeboat station, fishing pier, wildlife viewing, walking routes, trout & salmon fishing.
- Nearby cultural landmarks include Dunans Castle, Skipness Castle, and Carnasserie Castle.





## THE OPPORTUNITY

- Lifestyle business located in one of Scotland's most attractive coastal regions.
- Strong and consistent footfall from locals, tourists, second homeowners, and day trippers.
- Limited competition in the immediate area.
- Long established business with a loyal customer base (operated by current owners since 2014).
- Strong sales in core convenience categories including alcohol, tobacco, and vapes.
  
- Clear scope for growth through:
  - o Extending trading hours
  - o Introducing a home delivery service
  - o Enhancing seasonal and tourist driven product ranges

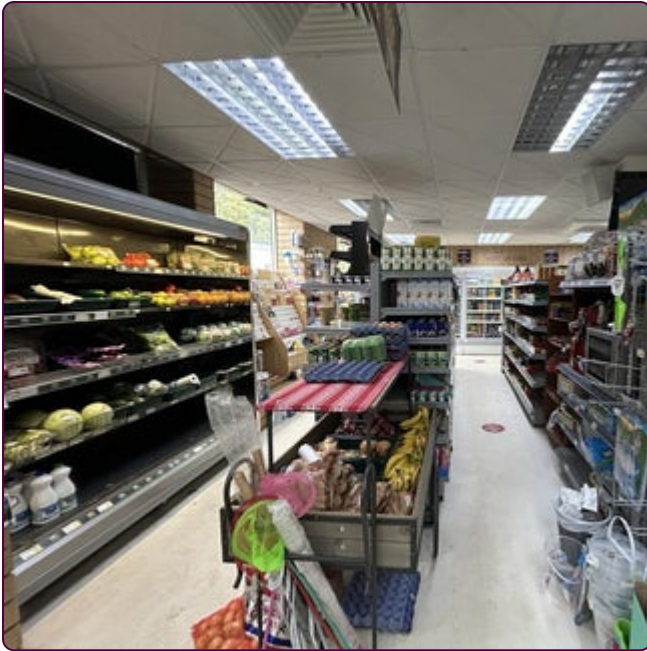
## DESCRIPTION

- Only convenience store in the village.
- Suited to an owner-operator or family-run business.
- Above-store accommodation: modern 3-bedroom apartment, ideal for living or rental income.
- Excellent visibility with ample free parking directly in front.
- Additional revenue streams:
  - o National Lottery
  - o Scratch cards
  - o Popular Scotch whisky selection for tourists

There is clear potential to increase turnover by extending the current trading hours, making this an attractive proposition for a motivated buyer looking to grow the business.

The property enjoys excellent visibility and accessibility, with ample free customer parking directly in front of the store. Additional revenue streams include National Lottery and scratch card sales, while the store's carefully curated selection of Scotch whisky is particularly popular with visiting tourists, adding to its seasonal appeal.





## INTERNAL DETAILS

- Spacious open-plan retail area.
- Fully fitted and equipped for convenience retail.
- Product lines include alcohol, tobacco, confectionery, cold drinks, stationery, newspapers, magazines, ice cream.
- Modern finishes include:
  - Non-slip flooring
  - Energy-efficient LED lighting in suspended ceiling
  - Comprehensive CCTV system throughout

## TRADING HOURS

Monday–Saturday: 9:00am – 6:00pm  
Sunday: 10:00am – 5:00pm

## FIXTURES & FITTINGS

We are advised by our clients that the fixtures and fittings are wholly owned and will be included within the sale.

## TENURE

Offered to the market on a freehold basis

Stock at valuation at date of entry.

## STAFF

The business is ran by husband and wife owners, who have occasional part-time staff but we are advised no staff will be transferred over.

## TRADING INFORMATION

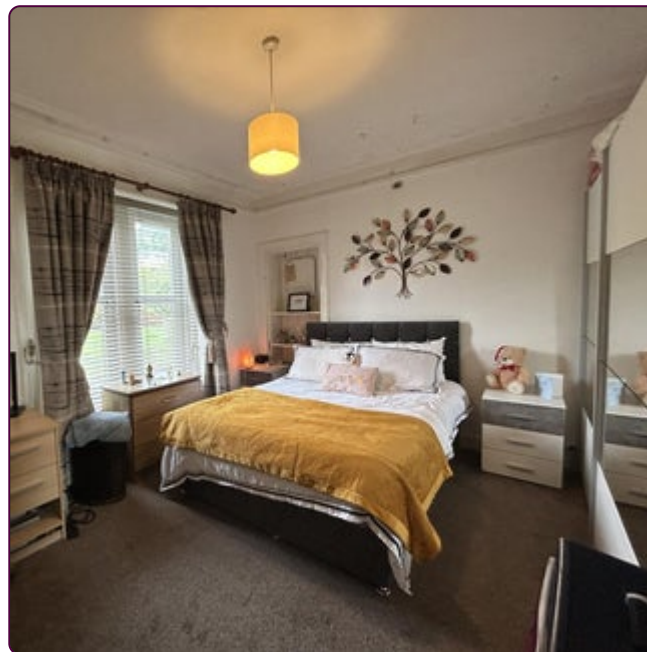
Turnover for year ending 30.06.25 was £425,848 Full accounts can be shared post viewing.





## OWNER'S ACCOMMODATION

- Modern 3-bed apartment above store.
- Open-plan living/dining area.
- Contemporary kitchen and shower room.
- Option for owner use or rental income.



## EXTERNAL DETAILS

- Detached, brick-built property with pitched and tiled roof.
- Business located on the ground floor.
- Ample free customer parking directly outside.

## REGULATORY

Alcohol License

## BUSINESS RATES

The current Rateable Value as of 1 April 2023 is £7,500 and therefore qualifies for 100% relief via The Small Business Bonus Scheme.

This is subject to status and all interested parties are advised to check with the relevant Local Authority.



## 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

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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:



### MARTIN WARD

Business Agent - Retail

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#### CONDITIONS OF SALE

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