

Recently closed,
licensed grocers and
newsagent in the
beautiful village of
Brora.

Superb trading
location with a
net internal area
of around 138m²
on busy A9 with
dedicated parking
facilities

Historical turnover
from year-round
trading in excess of
£500,000

Realistic self-
employment
opportunity within
an easy-to-operate
and well-maintained
business

Spacious storage and
support facilities and
potential for some
development on the
first floor subject to
appropriate consents



Rent
£9,500 Per Annum
(Leasehold)

**BRIDGEND CONVENIENCE STORE,
BRIDGE END, BRORA, KW9 6NR**



DESCRIPTION

Bridgend Convenience Store, is a substantial property over three floors which traded successfully as a village store and newsagent. Now offered for sale with vacant possession this unit extends to around 130m² and is currently fitted out to a fairly good standard which would require only a modest capital outlay to bring it back into operation fairly quickly. The business has a generally sound trading history and there is certainly demand for its facilities and services within the immediate area. Located just off the A9 the shop is conveniently located on this main arterial route, attracting a good level of passing trade and serving the local communities. Bridgend Convenience Store ceased trading in 2017 following the relocation of the tenant, which has resulted in this retail opportunity being presented to the market.

THE PROPERTY

Of traditional construction under a pitched slate roof, accommodation is arranged over three levels with approximate internal areas as follows:

Ground Floor Sales – 63.2m²

Ground Floor Storage and Sorting Office – 44.2m²

First Floor Storage – 19.23m²

Attic Floor Office – 11.80m²

TRADING AREAS

From a prominent roadside location adjacent to the bridge, the store is centrally placed within the village, the building has a large frontage and a commanding position, providing ease of access to both pedestrians and vehicles. The sales area is presented to a good standard and is well-maintained throughout. The business has a good range of flexible fixtures and fittings allowing the maximum of display space within the available retail area. The sales counter is close to the main entrance, enabling a minimum of staffing to maintain service and security. Moving into the main shop display area is a central aisle surrounded by a full range of merchandise.

Extensive racking and shelving are in situ including large chilled / freezer cabinets.

LOCATION

The village of Brora is one of the largest centres of population in Sutherland. 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 who come to the area to undertake a wide range of activities. Walkers and cyclists make use of the local terrain. The wide range of birdlife appeals to ornithologists and the rivers within the region support large numbers of sports fishermen. 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.

SERVICE AREAS

The building has a substantial storage area on the ground floor which also affords easy access for deliveries. Additional storage and office space is available on the first and second floors and these areas could be used for other business activity uses subject to consents being obtained. A further office and utility room is conveniently located behind the main service counter. Staff washroom facilities are also present.

GROUNDS

The business is set within an extensive property with prominent roadside frontage and a small car park to the side of the building plus off-road parking immediately to the front.

SERVICES

Mains electricity, water and drainage.

OWNER'S ACCOMMODATION

There is no owner's accommodation with this property.

LEASE TERMS

Lessee to bear all legal costs connected with the sale.

Rent - £9,500 per annum

Rent Review - Every Five years in line with RPI

Lease Duration - 12 – 20 years as required by tenant

Lease Type - Full repairing and insuring lease

Freehold Sale Option Available

EPC RATING

The Energy Rating of the property is 'G'.

LICENSES

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



RATES

The business benefits from 100% discount under the Small Business Bonus Scheme in 2017.

FINANCE & LEGAL SERVICES

ASG Commercial Ltd is in touch with several lenders who provide specialist finance to the hospitality 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.

DIRECTIONS

See location map.

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 (4 Lines)

Mob: 07799896931 (Paul Hart)

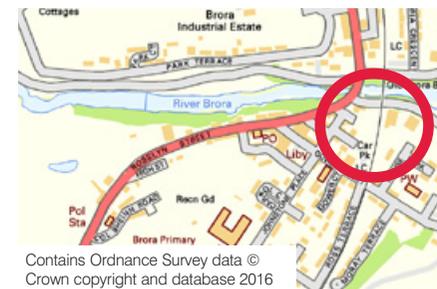
07557 785879 (Jackie MacGregor)

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.



Contains Ordnance Survey data © Crown copyright and database 2016



HOTELS
GUESTHOUSES
LICENSED
RETAIL
OFFICES
INDUSTRIAL
UNITS

17 Kenneth Street
Inverness
IV3 5NR

Telephone
01463 714757

