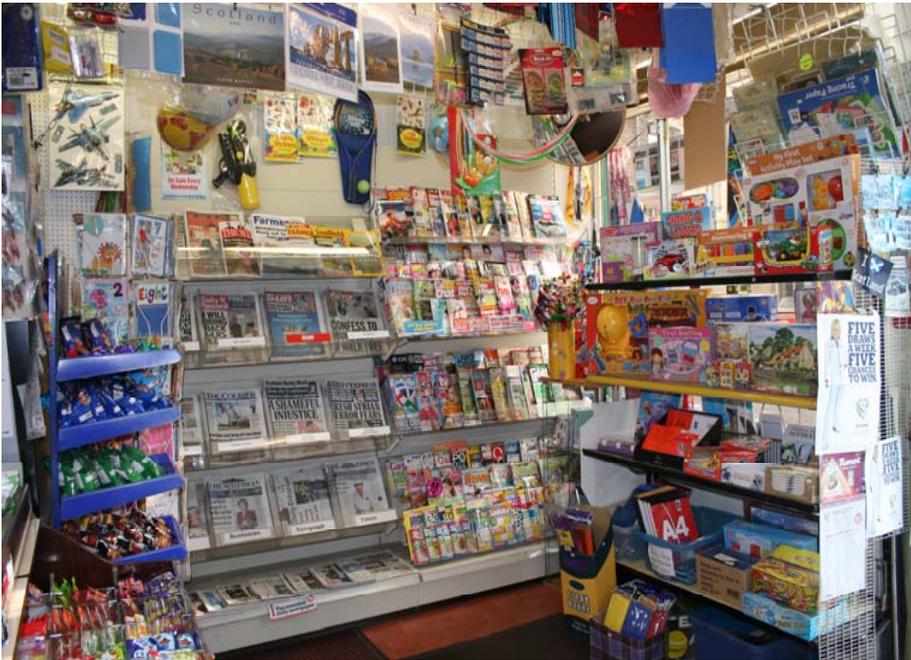


Long established town centre business with a turnover in the region of £240,000 and good profit margin. Shop front of approximately 20' (6.09m), a wide variety of stock and good storage makes this a business which can be operated by a couple with some assistance. The current owners have operated the business successfully for the last 22 years and are now looking to retire.



DIRECTIONS

The Shop is on the West side of King Street near to the Police Station and the junction of King Street with Addison Terrace.

THE BUSINESS

An excellent example of providing local service, the principal business activity is Newsagents with active trade also in Stationery, Confectionery, Cigarettes, Toys, Greeting Cards and Fishing Equipment. There is also a close connection with local fishing clubs where memberships are distributed and permits for River Earn and two local lochs are available to purchase.

Home newspaper delivery is a particular feature and, as this is the sole independent home delivery newsagents in the town, the potential to increase business cannot be underestimated. At present, the weekly news bill averages out at approximately £2,300. Only one other local outlet provides some deliveries. This is an excellent opportunity for enthusiastic and energetic owners to take advantage of the unquestionable potential which could be achieved.

THE SHOP

Main Sales Area measuring 18'4" x 14'7" (6.20m x 4.95m). Central entrance door with security grill between two substantial display windows.

There is a back shop area providing office space with fitted cupboards and shelves. Belfast sink with Santon Aquarius water heater over. Telephone point and a fax/telephone instrument included. This area also contains the controls to the ADT alarm system which is under a service contract.

SHOP EQUIPMENT

The two tills and all shop fittings are included in the sale with the exception of one small card stand which is supplied and stocked by an independent agent. A Payzone terminal is installed which allows for electronic payments, mobile phone top-ups and Health Lottery facilities.

OPENING HOURS

Monday, Tuesday, Thursday and Friday – 6am until 5pm

Wednesday and Sunday – 6am until 1pm

Saturday – 6am until 3pm

STAFF

The Shop is run by the two principals along with one weekday part-time assistant (13 hours) and one part-time assistant at weekends (8 hours). Home news deliveries involve twelve boys and girls on a daily basis (Monday – Friday) and seven on Sundays. Current weekly wage bill is £402.50.

STAFF TOILET

This compact area provides W.C. with a Heatrae Sadia water heater over a stainless steel sink. Extractor fan.

STORAGE

Ramsay ladder access leads to the upper floor area of the same dimensions as the entire ground floor which provides excellent storage using the substantial shelving. Power and light.

GENERAL

1. The property benefits from mains connections to electricity, water, drainage and telephone.
2. The whole fittings and fixtures so far as owned by the sellers are included in the sale including all floor coverings.

ACCOUNTS

Accounts covering the last three years can be provided to serious enquirers.

STOCK

Currently stands at approximately £25,000.

RATES

The Rateable Value of the Shop is £3,850.00. The amount of rates payable for the current period would be £1,732.50 however, 100% exemption under the Small Business Bonus Scheme currently applies.

ENERGY EFFICIENCY

EPC = G.

ENTRY

By arrangement.

VIEWING

Strictly through the Selling Solicitors.

PRICE

Offers around £80,000 + Stock at Value are invited.



IMPORTANT NOTES

1. The foregoing Particulars are believed to be correct but their accuracy is not warranted. They do not form part of a contract.
2. Intending purchasers should intimate their interest to the selling agents following inspection. While every reasonable effort will be made to do so, it cannot be guaranteed that notice of any closing date for offers will be advised and consequently the property may be sold without notice.
3. No responsibility is accepted for any costs incurred by intending purchasers in inspecting any property or having it surveyed or otherwise incurred in pursuing their interest in a property.

If you do not have a solicitor and feel that we could be of assistance to you in the sale of your property we would be pleased to offer our services. For friendly advice on the selling process and to organise a presale valuation, please contact our Property Manager, Joanne Allan on 01764 652224.