



THE  
**BUSINESS SALES**  
AGENCY

## **Busy Leasehold Newsagents & Convenience Store**

**174 Main Street, Stenhousemuir, FK5 3JP      Ref. 2678**

**This is an excellent opportunity to acquire a busy newsagents and convenience store in a highly visible main road location in the attractive town of Stenhousemuir in Stirlingshire.**

**With weekly newspaper sales of over £5,000 this very established business has 11 paper runs and over 400 regular paper customers.**

**Total weekly sales are around £7,000 with a healthy GP margin of 28% from a mix of papers, magazines, alcohol, tobacco, hot and cold filled rolls, soft drinks, confectionary and convenience items.**

**A rent of only £570 per month and exemption from rates give this easily managed business extremely low overheads.**

**Business, leasehold interest, equipment, fixtures and fittings for sale at offers over £49,000 plus stock at valuation.**

**VIEWING IS HIGHLY RECOMMENDED**

**However is strictly by appointment through The Business Sales Agency. No approach may be made directly to the property nor should enquiries be made of any staff at the premises.**

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**[www.businesssalesagency.com](http://www.businesssalesagency.com)**

**The Business Sales Agency, 38 Queen Street, Glasgow, G1 3DX**



**Busy Newsagents & Convenience Store**  
**174 Main Street, Stenhousemuir, FK5 3JP**  
**Ref. 2678**

**Type of business:**

This is a great opportunity to acquire a profitable well established newsagents and licenced convenience store in a highly visible location in the heart of Stenhousemuir.

Stenhousemuir has a population of 10,000 and the adjoining Larbert a further 12,000. This store is in a densely populated area with little local competition.

The shop is well equipped with large chilled food and drink display cabinets and ample shelving.

**Financial information:**

This profitable convenience store has weekly sales of around £7,000 with recurring newspaper and magazine sales of over £5,000. Gross profit margin is over 28%.

Very low overheads make this a profitable owner managed business. Stock at cost is between £6,000 - £8,000. Further financial information can be made available to serious interest parties after viewing.

**Premises:**

The shop is located in a highly visible location on Main Street which forms part of the B905 which is the main road connecting Larbert and Stenhousemuir. This provides excellent passing trade for the business.

This bright unit extends to 41m<sup>2</sup> (433sqft) with good frontage onto the main road and ample parking on street.

In addition to the main open plan retail area there is a kitchen/store room and staff toilet. The premises benefit from restricted Class 3 hot food consent.

**Tenure:**

Leasehold. Rent £570 per month. Current lease runs until 2028. Rateable value £5,600 so no rates are payable.

**Staff:**

The owners run the shop with one full-time and 3 part-time staff plus paper boys and girls.

**Opening Hours:**

5am - 4pm Monday - Saturday, 5am - 1pm Sunday.

**Agents Notes:** These particulars are for the general guidance of interested purchasers and lessees and do not form part of any offer or contract. All descriptions and any other details are given without responsibility on the part of The Business Sales Agency or their vendor client and any intending purchasers should not rely on them as statements or representations of fact. All intending purchasers or tenants should satisfy themselves to the correctness of all/any statements contained herein prior to making an offer by inspection or otherwise. Neither The Business Sales Agency nor their employees make or give any warranty whatsoever in relation to the business and/or property described herein.

