



Busy Freehold Convenience Store Ref. 2614

60-64 Hunterfield Road, Gorebridge, Midlothian, EH23 4TT

This is an excellent opportunity to acquire a rarely available easily managed and profitable freehold convenience store.

Located in Gorebridge just to the south of Edinburgh the shop serves the south side of town with little local competition.

Modern recently refurbished freehold store and not subject to rates.

Good GP margin from a mix of fresh and frozen food, soft drinks, confectionary, cards, newspapers, cigarettes and alcohol.

Freehold property, business, equipment, fixtures and fittings for sale at offers over £240,000 plus stock at valuation.

VIEWINGS

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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THE BUSINESS SALES AGENCY

Busy Freehold Convenience Store

60-64 Hunterfield Rd, Gorebridge, EH23 4TT

Ref. 2614

Type of business:

A rare opportunity, this is a very well established spacious freehold convenience store with an excellent main road location and little local competition.

Located in the attractive town of Gorebridge just to the south of Edinburgh is a traditional well populated residential area with lots of new house building go on nearby.

The shop is recently refurbished and is well equipped with large chilled and frozen food display cabinets and ample shelving.

Opening hours are 6am - 7.30pm Monday - Friday
Until 7pm Saturday and 5pm Sunday.

Financial information:

This profitable convenience store has net annual sales of £440,000. Stock at cost is between £15,000 - £20,000. Very low overheads make this a profitable owner managed business.

Further financial information can be made available to serious interest parties after viewing.

Premises:

The premises are situated on Hunterfield Road which forms part of the B704 which is the main road through Gorebridge.

This spacious freehold property extends to 120m² (1,267sqft) with very wide frontage onto the main road and ample unrestricted parking outside. In addition to the main retail area there is a store room and staff toilet.

Tenure:

Freehold property included in the sale price.

Ratable value £8,700. The premises qualify for 100% rates relief so no rates are payable.

Staff:

The two owners run the shop with one full-time and 2 part-time staff.

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.

