



**Popular Convenience Store      Ref. 2598**

**137 Maxwellton Avenue, East Kilbride, G74 3DU**

**This is an excellent opportunity to acquire an easily managed and profitable convenience store with no local competition.**

**Located in the attractive Calderwood area of East Kilbride the shop forms part of a parade of independent businesses which is very much the focus of the local area.**

**Good margins from a mix of fresh and frozen food, soft drinks, newspapers, cigarettes together with revenue from the lottery, cash machine and as an agents for UPS and DHL couriers.**

**Low rent and no rates make this an ideal owner managed business**

**Business, leasehold interest, equipment, fixtures and fittings for sale at offers over £29,000 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.**

THE  
**BUSINESS SALES**  
AGENCY

**Popular Convenience Store**

**137 Maxwellton Ave, East Kilbride, G74 3DU**

**Ref. 2598**

**Type of business:**

Established for over 40 years this is an excellent opportunity to acquire this popular convenience store with no nearby competition.

Located in the attractive Calderwood area of East Kilbride this is a traditional densely populated residential area near several schools and the local sports centre.

In addition to the usual food and convenience goods sales the shop also has the National Lottery and acts as an agent for UPS and DHL couriers.

The shop is well equipped with large chilled and frozen food display cabinets, coffee machine, cash machine and ample shelving.

Opening hours are 7am - 5pm 7 days. Allowed to open until 10pm if desired.

**Financial information:**

Sales are growing steadily and currently average £4 - 5,000 per week. Stock at cost is around £12,000. 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 Maxwellton Avenue in a small parade of independent businesses which form the local shopping destination. With no other convenience stores nearby the shop has better than average margins.

The unit is 51m<sup>2</sup> (538sqft) with additional secure outside storage and bin area. In addition to the main retail area there is a large store room and staff toilet.

**Tenure:**

Leasehold. Rent £625 plus VAT per month. Lease runs until 2025 but maybe extended. Ratable value £5,600. The premises qualify for 100% rates relief so no rates are payable.

**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.

