



THE
BUSINESS SALES
AGENCY

Popular Freehold Convenience Store and Takeaway
208 Riverside Road, Lanark, ML11 9JJ Ref. 2671

This is an excellent opportunity for those looking for a profitable licensed convenience store with a hot food offering and no local competition in Kirkfieldbank near Lanark.

Sales currently averaging around £7,000 per week with good gross profit margins.

Fully fitted 72m² (760sqft) freehold premises benefiting from excellent local custom and good passing trade.

Business, freehold property, fixtures and fittings for sale at offers over £140,000 plus stock at valuation.

VIEWING IS HIGHLY RECOMMENDED

However it 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

The Business Sales Agency, 70 West Regent Street, Glasgow, G2 2QZ

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Type of business:

This well established independent licensed convenience store is the only business of its type in the area. This results in excellent repeat local business and its main road location also generates good passing trade.

Viewing is highly recommended.

Kirkfieldbank is an attractive residential village with a population of around 1,000. It is on the main road from the M74 to Lanark.

The business has a good mix of sales including newspapers and magazines, convenience foods, cigarettes, soft drinks, confectionary, alcohol and a selection of hot and cold filled rolls, teas and coffee.

The mix of sales and lack of local competition yields a good gross margins.

Currently run fully staffed with 3 part time staff.

Financial Information:

Average weekly sales of around £7,000 which with low overheads make this a profitable and easily run business for an owner manager with limited part time staff.

All equipment, fixtures and fittings are owned outright and included in the sale price.

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

Opening hours:

7am - 7pm Monday - Saturday, 8am - 4pm Sunday.

Premises:

The shop is located on the south side of Riverside Road just west of the bridge over the River Clyde in the village of Kirkfieldbank which is just outside Lanark.

The premises are comprise a large front shop, rear kitchen/store and staff toilet. The shop benefits from ample unrestricted on street parking.

Tenure:

Freehold. Rateable value only £9,200 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.

