

# RIVERSIDE STORE



**Tenanted Freehold Investment Property**  
**208 Riverside Road, Lanark, ML11 9JJ Ref. 2725**

**This is an excellent tenanted investment opportunity for those looking for a long term investment with an existing tenant in Kirkfieldbank near Lanark.**

**This fully fitted 72m<sup>2</sup> (760sqft) freehold convenience store has been trading for over 30 years and benefits from little competition, excellent local custom and good passing trade.**

**Current passing rent of £1,000 per month producing a 10% yield with the current lease running until 2026.**

**Freehold investment property for sale at offers over £119,500.**

**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.**

**0333 6000 888**

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

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

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**Ref. 2725**

**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.

As such it represents an excellent investment property with a healthy rental yield of 10%.

The property is in good condition throughout and viewing is highly recommended.

Kirkfieldbank is an attractive residential village with a population of around 1,000 and this is the only convenience store. 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 business has been trading for over 30 years and the current tenant took over in 2021 and has a lease until 2026.

**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.

