

Hotels, Guesthouses, Licensed, Retail



NISA STORE, 2 DUNROBIN STREET HELMSDALE, SUTHERLAND, KW8 6JA

Newly established and highly popular licensed grocers and newsagent
Excellent central trading location with good roadside frontage in picturesque Helmsdale
Strong and growing turnover (circa £570,000) with scope for further business development
A smart well maintained business with excellent profitability
Includes spacious 3-bedroom accommodation for resident owners available



The sale of this store offers an enviable lifestyle opportunity in a tremendous Highland setting. The sale represents a sought after self-employment opportunity and a comfortable family home.

Offers over £299,000 (Freehold)



Commercial

Hotels
Guesthouses
Licensed
Retail

York House
20 Church
Street
Inverness

Telephone
0845
450 0790

DESCRIPTION

The Nisa Store, Helmsdale is a most popular licensed grocery business situated in an exceptional trading location. The business caters to a solid year round demand from local residents with the addition of strong tourist trade which peaks between Easter and October. Trade is driven through traditional grocery and news-agency sales which have evolved over recent times to include a wide range of merchandise in this smart, exceptionally presented store. The store provides for the daily needs for local inhabitants as there are no major retailer operators within the immediate area and this enables many complementary items to be sold such as fresh and frozen produce, greeting cards, bakery lines, both soft and alcoholic drinks and tobacco / confectionery sales without being exhaustive. The business is well regarded in the locality with a strong and loyal customer base and this is reflected in the growing sales.

Internally the Shop is arranged at ground level and enjoys spacious retail floorspace and well-laid out aisles. Large refrigerated and freezer display cabinets show produce to best effect and an appealing range of fresh fruit and vegetables is maintained daily. Spacious stock storage facilities and convenient access for deliveries is another attractive feature of this well presented store. Indeed, the capacity of non-facing customer facilities could be used



to develop the shop provision further or to provide other disparate services. The Store also boasts a substantial kitchen facility that is used to produce fresh baked items or sandwiches etc to enhance further the wide range of retail items.

The Highlands of Scotland are famous for spectacular scenery and rugged mountains, a reputation which is comfortably upheld by Helmsdale. The wonderful unspoilt scenery of the famous coast line and surrounding hills combine to make this a most attractive area. The region draws in a high customer footfall from visitors to the Store in the summer months as there is no shortage of opportunities in the immediate area for holiday makers. For walkers the beautiful Sutherland terrain offers varied degrees of challenge from the more leisurely hillwalking to more stretching mountaineering. A wide range of birdlife attracts the ornithologist and the area has a huge appeal to the naturalist. The rivers within the region appeal to large numbers of sports fishermen. Golf, touring and genealogy are other favourite pastimes, together with the prospect to visit nearby Scottish castles





and other historic sites. Additionally, in the vicinity there are many self catering accommodation providers, hotels and guest houses whose patrons in turn generate trade for all the services supported by the Store.

The present owners commenced the business operation 2 years ago and now enjoyed the profitable and independent lifestyle that accompanies ownership of a successful business. The Proprietors are now planning a change of business direction offering the scope for new owners to acquire this desirable "home and income" lifestyle opportunity. There is little reason to doubt that enthusiastic new proprietors could continue to build on successes to date and in turn drive higher turnover on an annual basis.

THE PROPERTY

The property is of traditional construction under a mainly pitched slate roof with lesser areas of flat roofing under felt. Accommodation is arranged over three levels as follows:-

TRADING AREAS

From a prominent roadside location in the village square, the premises have a well signed frontage and easy access. The sales area has been recently fully refurbished and is extremely well maintained throughout and has a good range of flexible fixtures and fittings. The main sales counter is on the right, immediately inside the main entry, providing sensible security coverage of the sales area. This accommodates a modern computer touch screen scanning checkout system, with large gantries to the rear which display off-sales spirits, tobacco and other key items. To the left of the main servery / till is a hot food counter selling savoury pastries. Further into the store are a greetings card display and a magazine rack. Moving into the main shop display area is a central aisle surrounded by a full range of merchandise. Extensive racking and shelving offer an excellent display of numerous grocery items throughout the perimeter of the store and large chilled / freezer cabinets offers a wide choice of items. Aisles offer an easy passage for customers separated by free standing display shelving islands which promote sales.

SERVICE AREAS

The premises are well laid out to support the strong level of turnover achieved through the trading area. The main store-room sits to the rear of the trading area. This has extensive floor space and has considerable potential for additional uses subject to necessary consents. The Store has a spacious office from where a security camera monitors activity with the Shop.





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HSPC Ref No: 40061



GROUNDNS

The business is a substantial property with a large footprint and prominent roadside frontage. Unrestricted roadside parking provides for patrons needs. The business has an area of private garden and outside storage sheds to the rear.

SERVICES

Mains electricity, water and drainage. LPG gas central heating and partial double glazing

LICENCES

The Store is licensed to serve alcohol under its Premises Licence as follow:

Monday – Saturday 10 am until 9 pm
Sunday – 12.30 am until 9 pm

TRADING HOURS

Monday – Saturday 6 am until 9 pm
Sunday – 8 am until 9 pm

TRADE

This newly established retail outlet has a rising turnover with significant further growth potential. During the period ending June 2009 the shop achieved a turnover of approximately £567,000, returning a net profit of circa £64,000. Full accounting information will be made available to genuinely interested parties subsequent to viewing.

OWNERS ACCOMMODATION

A most attractive feature of this self-employment business opportunity is the substantial private accommodation for owners use benefitting from private accesses to both the front and rear. Comprising of a kitchen area and lounge downstairs and 3 bedrooms and 2 bathrooms on the first floor, the owner's accommodation is of a vey high standard. This comfortable house has double glazed windows and oil fired central heating.

PRICE

Offers over £299,000 [Freehold] are invited for the Shop heritable property complete with goodwill and trade contents (according to inventory). Stock to be purchased by independent valuation.



FINANCE & LEGAL SERVICES

ASG Commercial is in touch with several lenders who provide specialist finance to the hospitality trade. We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have a large team of legal experts in-house and can act in all legal matters arising to include conveyencing and license transfers.

DIRECTIONS

The business is located in the village of Helmsdale on Dunrobin Street, opposite the village square which is just off the main arterial A9, Inverness to Thurso route. Inverness is 64 miles and Thurso 46 miles.

VIEWING

All appointments to view must be made through the vendors selling agents:

ASG Commercial
York House
20 Church Street
Inverness IV1 1ED

Tel: 0845 4500790
Fax: 01463 711083
E-mail: info@asgcommercial.co.uk
Web: www.asgcommercial.co.uk

OFFERS

All offers should be submitted in writing to ASG Commercial with whom purchasers should register their interest if they wish to be advised of a Closing Date if one is set.



Property Misdescription Act 1991

These sales particulars are prepared as a general outline of the property and business. Buyers should make their own enquiries to satisfy themselves as to the accuracy of information given. Neither we, nor any member of our staff, has authority to offer or imply any representation or warranty over this property.