



NISA LICENSED CONVENIENCE STORE, MAIN STREET, GOLSPIE, SUTHERLAND, KW10 6RA

A well established licensed grocers and newsagent within the stunning coastal village of Golspie

Excellent trading position on a busy Main Street with dedicated parking facilities

Rising turnover of circa £587,000 resulting in a net profit of approximately £80,000

An easy to operate business model in a highly desirable location



The sale of this Shop gives rise to a sound business opportunity for either and investor or someone seeking self-employment within an easy to operate business within a traditional highland setting.

**Fixed Price £75,000
(Leasehold)
Annual Rent £9,000**



Commercial

Hotels
Guesthouses
Licensed
Retail

York House
20 Church
Street
Inverness

Telephone
0845
450 0790

DESCRIPTION

The Nisa Store Golspie is prominently situated on the Main Street, which is also the A9, the main arterial route from Inverness to Thurso. With both dedicated parking to the side of the premises and along the main road, this business caters to a wide cross section of customers; be they the local population of the village and outlying areas or visitors / tourists who visit the region during holiday periods. This store sells a broad range of grocery items including hot-food and refreshment sales, newspapers, fresh and frozen produce, greeting cards, bakery lines, both soft and alcoholic drinks and tobacco / confectionery sales to list but a few generalist headings. The level of turnover generated by the Store indicates its popularity and service to the community. It is an exceptionally well presented facility and the level of service provision is very high. This business represents a sound purchase from either new owners who want to generate a good level of income through the operation of the Shop or for someone wanting to invest their capital.

Entry to the Shop is from the Main Street, with the service counter to the right of the main door. The Store has three distinct areas; the main counter, an area set-aside for non-alcoholic drinks, licensed sales and sweets. A further area is set aside for hot-food sales and normal household grocery goods. The



provision of hot food and savoury pastries is a most popular aspect of the business with customers. The Shop benefits from spacious retail floor space and well considered shelving units. Refrigerated and freezer display cabinets merchandise sales items attractively. An area is provided for fresh fruit and vegetables, which are delivered daily.

The village of Golspie has a population of approximately 1400 people but it provides services to a much broader community; including the general public, tourists and business clients. Golspie boasts fine sandy beaches, an excellent golf course and many amenities. Sutherland is a magnet for tourists with magnificent hills and rugged mountains. Golspie itself is known for Ben Braggie which is a popular walk and affords views of spectacular coastline and picturesque countryside. The region also attracts walkers and cyclists make use of the local terrain; Golspie has a renowned mountain bike track. The wide range of birdlife appeals to ornithologist and the rivers within the region support large numbers of sports fishermen. Many visitors are allured





to the area because of Dunrobin Castle and other historic places of interest. Also the A9 is a busy road in the summer with holidaymakers just touring the Highlands. Many stay locally within self-catering accommodation, hotels and guest houses and thereby provide patronage to the Store.

The present owners took over the business operation about 1 year ago and have benefited from a good income from this successful retail outlet. They are now planning a change of business direction offering the scope for new owners to acquire this desirable self-employment opportunity. New enthusiastic owners could continue to build on successes of this popular business and increasing turnover.

THE PROPERTY

The property is of traditional construction under a pitched slate roof. The building is partially double glazed. Accommodation is arranged on one level: -

TRADING AREAS

The Store is located on the south end of the Main Street with a prominent frontage. Located within the village, the building has excellent access for both pedestrians and vehicles alike; there is a car park immediately to the side of the premises and off road parking along the Main Street. The sales area is presented to an exceptionally high standard and is in pristine condition throughout. With a wide range of fixtures and fittings the maximum of display space within the retail operation is flexibly used to maximum effect. The main sales counter allows for a sensible flow of customers whilst maintaining service and security. With a modern computer touch screen scanning checkout system, and gantries to the rear which accommodate off-sales spirits, tobacco and other convenient stock items; the main sales counter can maintain a high throughput of customers. This counter also is the location for the sale of hot food such as savoury pastries. 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

Storage is afforded by two sheds to the rear of the building which facilitates easy access for deliveries. The business also benefits from an office and staff washroom facilities.





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HSPC Ref No: 40062



GROUNDNS

The business is a substantial property with good roadside frontage. There is a small car park to the side of the building and off road parking immediately to the front.

SERVICES

Mains electricity, water and drainage.

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 6 pm

TRADING HOURS

Monday – Saturday 6 am until 9 pm

Sunday – 9 am until 6 pm

TRADE

This 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 £587,000, returning a net profit of circa £80,000. Full accounting information will be made available to genuinely interested parties subsequent to viewing.

OWNERS ACCOMMODATION

There is no owner's accommodation with this property.

PRICE

Fixed Price of £75,000 is sought for the leasehold interest complete with goodwill and trade contents (according to inventory). Stock to be purchased by independent valuation. Annual rent for the lease is £9,000.

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 the Main Street on the arterial A9, Inverness to Thurso route. Brora 6 miles, Dornoch 11 miles, Thurso 60 miles, Inverness 50 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.