

Hotels, Guesthouses, Licensed, Retail



NISA LICENSED CONVENIENCE STORE, BRIDGEND, BRORA, SUTHERLAND, KW9 6NR

Long established and community licensed grocers and newsagent
Superb trading location on busy A9 with dedicated parking facilities
Excellent year round turnover exceeding £380,000 with good profit conversion
An easy to operate and well maintained business providing a sound income
Spacious storage facilities and scope for development subject to appropriate consents



The sale of this business represents a sound and realistic opportunity for self-employment within an easy to operate business model in the beautiful village of Brora.

**Offers over £45,000
(Leasehold)
Annual Rent £9,000**



Commercial

Hotels
Guesthouses
Licensed
Retail

York House
20 Church
Street
Inverness

Telephone
0845
450 0790

DESCRIPTION

The Nisa Store Brora is situated in a prominent trading location just off the A9, the main arterial route from Inverness to Thurso. The business caters to both the local population of the village and outlying areas, plus visitors and tourists who frequent the region in the spring and summer. This convenience store provides a wide range of grocery items and news-agency sales. Services also include hot-food and refreshment sales, which are growing in popularity. In addition to traditional grocery items, sales are complemented by newspaper sales, 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 turnover, which is rising, indicates a strong local support for this well presented facility. There is little doubt that this retail operation represents a good potential income for someone wanting to either invest capital or take on a more hands on approach.

Entry to the Shop is from street level and the main counter is opposite the main door facilitating a sensible use of space whilst controlling customer activities. This local facility enjoys spacious retail floorspace and simply 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 available space over three floors could be utilised for other business development uses.

The village of Brora is one of the largest centres of population in Sutherland. The region is a tourist magnet and is renowned for its magnificent hills and rugged mountains. Brora has a staggering coastline with a long sandy beach and picturesque harbour: all sheltered to the west by rolling hills. The area attracts a high number of visitors who frequent the Store during the tourist season who come to the area to undertake a wide range of activities. Walkers and cyclists make use of the local terrain. The wide range of birdlife appeals to ornithologists and the rivers within the region support large numbers of sports fishermen. Brora has its own 18-hole links golf course which allures many visitors to the area and this with touring, genealogy, Scottish castles and other historic sites makes the area vibrant in the summer season. The many local self-catering accommodation providers, hotels and guest houses





generate footfall for the services supported by 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 produce a higher turnover.

THE PROPERTY

The property is of traditional construction under a pitched slate roof. Accommodation is arranged over three levels as follows:-

TRADING AREAS

From a prominent roadside location adjacent to the bridge centrally located within the village, the building has a large frontage and a commanding position, providing ease of access to both pedestrians and vehicles. The sales area

is presented to a good standard and is well maintained throughout. The business has a good range of flexible fixtures and fittings allowing the maximum of display space within the available retail space. The main sales counter is close to the main entrance, enabling a minimum of staffing to maintain service and security. This counter has a modern computer touch screen scanning checkout system, with large gantries to the rear which accommodate off-sales spirits, tobacco and other popular stock items. 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

The building has a large storage area on the ground floor which also affords easy access for deliveries. Additional storage and office space is available on the first and second floors and these areas could be used for other business activity uses subject to consents being obtained. A further office is conveniently located behind the main service counter. Staff washroom facilities are also present.

GROUNDS

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.





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HSPC Ref No:



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 – 8 am until 6 pm

TRADE

This established retail outlet has a rising turnover with significant further growth potential. During the period ending Jun 09 the shop achieved a turnover of approximately £380,000, returning a net profit of circa £62,000. 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

Offers over £45,000 (Leasehold) are invited for the heritable property 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 conveyancing and license transfers.

DIRECTIONS

The business is located in the village of Brora in the immediate vicinity of the bridge opposite the village clock tower just off the main arterial A9, Inverness to Thurso route. Inverness is 55 miles and Thurso 57 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.