



W & S FREW
106 NEWHOUSE ROAD, GRANGEMOUTH, FK3 8NJ
GUIDE PRICE £235,000 + SAV Freehold
Lease Options & Lease With Option To Buy Available

REF. 838A

W & S FREW, 106 NEWHOUSE ROAD, GRANGEMOUTH, FK3 8NJ

- ◆ Net turnover circa. £460,000 per annum
- ◆ Adjusted Net Profit Over £55,000
- ◆ Includes 2 Bedroom Owners Accommodation
- ◆ Newsagency Business
- ◆ Highly prominent trading position
- ◆ Opening hours to suit current owner

SITUATION

This W & S Frew Store is located on Newhouse Road in a densely populated residential area in the Stirlingshire town of Grangemouth. The town lies in the Forth Valley on the banks of the Firth of Forth, 3 miles east of Falkirk, 13 miles south-east of Stirling and 25 miles west of Scotland's capital Edinburgh.

Grangemouth's original growth as a town relied mainly on its geographical location. Originally a bustling port where trade flowed through the town with the construction of the Forth & Clyde Canal. Nowadays the economy of Grangemouth is focused primarily on the large petrol chemical industry which includes one of the largest oil refineries in Europe.

THE PROPERTY

This business occupies the ground floor only of a two storey unit with separate residential accommodation above. The frontage has two large display windows with a centrally positioned doorway.

INTERNAL DETAILS

The shop is well stocked through with a good range of greetings cards, soft drinks, newspapers, magazines, groceries and confectionery. The sales counter is located towards the right hand side to the rear of the property and behind which is a storeroom, kitchen and staff w/c.

THE BUSINESS

Our client has owned and operated this unit for 26 years along with two other units in the town. The business was traditionally a newsagents and although the foundations are still along these lines there is a now a range of groceries available along with the premises benefiting from an alcohol licence.

The shop is fitted out to a good standard with tiled flooring and suspended ceiling and there is scope for a new owner to develop the existing trade and possibly look at extending the trading hours that our client currently offers with the latest closing time of 5.30pm.

Our client does not offer a PayPoint facility or accept credit cards - therefore there is further opportunities to enhance the level of trade.

OWNERS ACCOMMODATION

Included in the sale is the two bedroomed owners accommodation, with independent access, above with large slabbed yard to the rear.

The flat accommodation consists of:-

Lounge, Kitchen, Bathroom, 2 Bedrooms, Dining Room/Bedroom 3 and Hall.

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TENURE

Leasehold or Freehold.

OFFERS

All offers couched in Scottish legal terms should be submitted to the sole selling agents.

TRADING FIGURES

Net sales to 31st March 2017 are £453,454 with a gross profit of £117,100 shown for the same period. The business generates a net profit of over £55,000. Full financial information will be made available to seriously interested parties only after formally viewing the business through Cornerstone.

TRADING HOURS

Monday to Friday 5.00am to 5.30pm, Saturday 5.00am to 5.00pm, Sunday 5.00am to 3.00pm.

ENERGY PERFORMANCE CERTIFICATE

D rating.

OTHER INFORMATION

This unit is available on an individual basis but our client may consider an offer for this and his other store.

SERVICES

We are advised that all mains services are connected.

PRICE

The asking price is **£235,000 + stock at valuation** to represent the freehold property including the residential flat, goodwill of the business and fixtures & fittings. Lease options also available.

VIEWING

Strictly by appointment via the sole selling agents Cornerstone Business Agents. Phone 0131 445 7222 or email info@cornerstoneagents.co.uk.

Cornerstone Business Agents

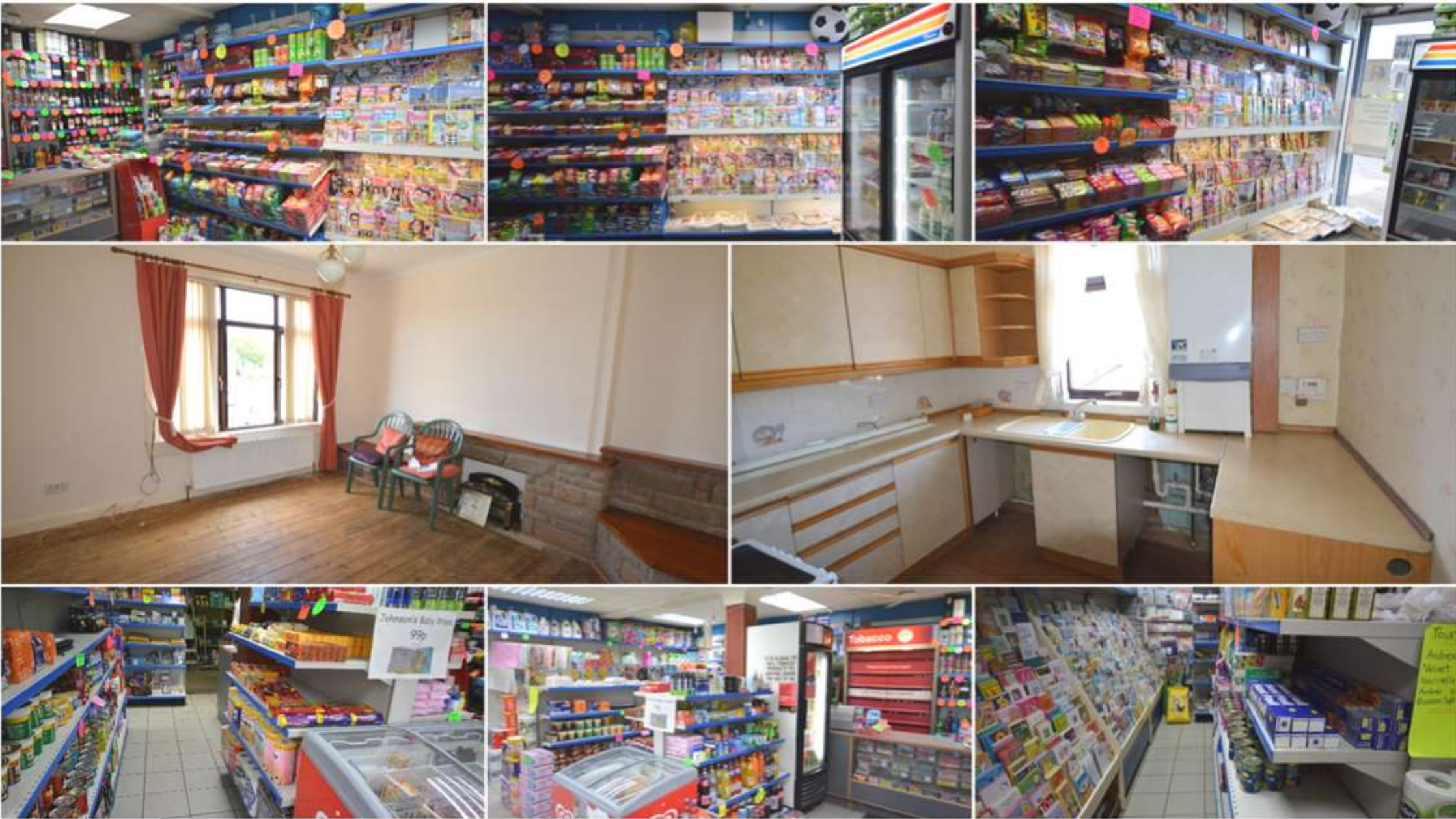
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Please note the information provided on these sales particulars are for guidance only and should not be relied upon by potential purchasers of this business/property.