



REF. 838B

CORNERSTONE
Business Agents

W & S FREW

107 NEWLANDS ROAD, GRANGEMOUTH, FK3 8NU

GUIDE PRICE— £150,000 (+ SAV) Freehold

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- ◆ Freehold newsagency business
- ◆ Has Alcohol Licence
- ◆ Scope to develop existing trade
- ◆ Highly visible roadside location
- ◆ Business shows good profits
- ◆ Opening hours to suit current owner

SITUATION

This business is located in a highly visible position just off the busy B9132 routing in the Stirlingshire town of Grangemouth. Grangemouth lies in the Forth Valley on the banks of the Firth of Forth and is just 3 miles east of Falkirk, 13 miles south of Stirling and both Glasgow and Edinburgh both reachable within a 45 minute drive.

Grangemouth's original growth as a town stemmed from its geographical location. Originally a bustling port where trade flowed through the town due to the construction of the Forth & Clyde Canal. The town is probably best known nowadays for its connection to the petrol chemical industry housing one of the largest oil refineries in Europe.

THE PROPERTY & BUSINESS

The prominent unit occupies a position on the corner of Newlands Road and Central Avenue with the retail unit occupying the ground floor only of a three storey terraced property.

A glazed entrance is located on the corner and opens out into a good sized unit with a T shaped aisle gondola centrally positioned and a selection of shelving, chiller cabinets and newspaper and magazine displays around the perimeter. The sales counter incorporates a refrigerated chill cabinet with a good selection of alcohol products behind. There is a large storeroom just off, along with a staff kitchen, w/c and office area.

Our client has owned and operated this unit for 17 years during which time it has become a popular and well used shop in the area. Originally trading predominantly as a newsagency business the shop has developed over the years with the addition of an alcohol licence and a range of groceries. The shop is well fitted throughout with tiled floor and suspended ceiling, therefore you would not expect much capital expenditure to be required after the purpose should the buyer continue to operate the business in the same manner.

Our client has chosen not to offer a PayPoint facility or accept credit cards and the shop closes at 6.00pm apart from a Thursday, Friday and Saturday when it stays open until 8.00pm. There is undoubtedly potential to extend these hours and look to offer further services.



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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 two other stores.

SERVICES

We are advised that all mains services are connected.

PRICE

The asking price is **£150,000 + stock at valuation** to represent the heritable property, goodwill, fixtures and fittings.

VIEWING

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

OFFERS

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

TENURE

Freehold.

TRADING FIGURES

Net turnover to 31st March 2017 is recorded at £373,601 with a gross profit of £98,053 shown for the same period. The business generates a net profit of over £40,000 per annum. Full financial information will be made available to seriously interested parties only after formally viewing the business through Cornerstone.

TRADING HOURS

Monday to Wednesday 6.00am to 6.00pm, Thursday, Friday & Saturday 6.00am to 8.00pm, Sunday 6.00am to 4.00pm.

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.