



# CORNERSTONE

 Business Agents

## NAIRNS NEWSAGENTS & POST OFFICE

24 & 28 MARKET SQUARE, DUNS, TD11 3BY

# CORNERSTONE

Business Agents



# Freehold

Guide Price £395,000 + SAV

- ▶ Profitable Newsagency and Post Office business
- ▶ Substantial freehold property in town centre
- ▶ Includes 4/5 bedroom owners accommodation
- ▶ Shop turnover circa. £525,000
- ▶ Post Office income circa. £38,000
- ▶ Adjusted net profit in excess of £135,000
- ▶ Situated in desirable Berwickshire town
- ▶ Short trading hours in comparison to city or High Street trading
- ▶ "B" listed property





# Nairns Newsagents & Post Office, Duns, TD11 3BY

## SITUATION

This well presented Newsagency business with Post Office is situated on Market Square in the heart of the Berwickshire county town of Duns.

Duns has a wide range of local facilities and services including primary and secondary schooling, a varied selection of shops, cafes, pubs, hotels and guest houses. The town also attracts visitors to the nearby Duns Castle, the annual common riding and the Jim Clark Rally. The surrounding countryside is noted for its scenic beauty and wildlife and many stately homes nearby. The rugged East Coast is within easy reach as is Berwick-upon-Tweed with its main railway station.

Duns is essentially located in a rural area but is still within 50 miles of Scotland's capital Edinburgh and approximately 70 miles from Newcastle, both easily reached via the main A1 routing or by rail.

## PROPERTY

The property is traditionally stone built and overlooks the main Market Square alongside complimentary retail businesses. It has "B" listed status.

The ground floor houses the Newsagents and Post Office with the residential accommodation formed over the upper floors.

Access to the flat can be gained from an independent entrance to the rear whilst there is also a connecting door within the retail premises which is presently blocked off but could be opened up. There is plentiful parking directly outside the business and across Market Square with residential parking to the rear.

## INTERNAL DETAILS

The good sized sales area is laid out in traditional newsagency style with sales counter positioned on the right hand side midway through the property. As well as being the sales counter, it also houses a National Lottery terminal and Post Office counter. There are also two further Post Office positions towards the rear of the property.

There is perimeter shelving throughout offering a wide range of newspapers, magazines, greeting cards, stationery with an open faced chiller for soft drinks. There are also dedicated newspaper stands and further greeting cards displays positioned around the sales area.

Part of the frontage is taken up by a free to use cash machine.

The shop benefits from part-tile and part-carpet under foot with suspended ceiling and inset lighting overhead.

## ANCILLARY AREAS

To the rear of the Post Office counter is a small office and staff w/c.

## OWNERS ACCOMMODATION

The owners accommodation is "B" listed and is formed over first and second floor with loft, access via an independent entrance to the rear of the shop.

Accommodation briefly consists:-

<u>First Floor</u>	Kitchen with gas hob, built-in fridge/freezer and coffee machine, lounge with views over Market Square along with dining room/office just off.
<u>Second Floor</u>	Bedroom 1, Bedroom 2, Bathroom with stand-alone bath, sink and w/c, Bedroom 3 and Bedroom 4.
<u>Third Floor</u>	Loft (suitable for a number of uses including bedroom and/or storage).

## STAFF

The business is run by the owner with the assistance of one full-time and 3 part-time members of staff.

# Nairns Newsagents & Post Office, Duns, TD11 3BY



## THE BUSINESS

Our client has owned and operated Nairns Newsagents in Duns for 15 years and which is a very popular and well respected business in the town. The addition of the town's Post Office in August 2014 added substantial further income through this along with increasing footfall through the shop.

Along with the Post Office, Lottery and PayPoint, Nairns offers a wide range of newspapers and magazines along with a good range of stationery and greeting cards.

In keeping with a traditional newsagency business there is also confectionery, soft drinks, crisps and a few further lines on offer.

The property is well presented throughout and is a hugely profitable operation.

## SERVICES

We are advised that all mains services are connected.

## TRADING FIGURES

Full trading profit and loss accounts will be made available to seriously interested parties only after formally viewing the business through Cornerstone Business Agents.

## OPENING HOURS

Monday to Saturday	5.00am to 5.30pm
Sunday	5.00am to 1.00pm

It should be noted however that new owners may wish to increase these short trading hours through to late evening.

## TENURE

Freehold.

## PRICE

A guide price of **Offers Over £395,000 + stock at valuation** is sought for the heritable property, goodwill of the business and all fixtures & fittings pertaining to the business.

## BUSINESS PURCHASE FINANCE

Explore funding options— [click here](#).

## VIEWING

Strictly by appointment via the sole selling agents Cornerstone Business Agents. Phone 0131 445 7222 or email [info@cornerstoneagents.co.uk](mailto:info@cornerstoneagents.co.uk).

## OFFERS

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

Cornerstone Business Agents  
The Walled Garden | Bush Estate | Midlothian | EH26 0SD  
Phone 0131 445 7222 | Fax 0131 445 4300  
email [info@cornerstoneagents.co.uk](mailto:info@cornerstoneagents.co.uk)

**[www.cornerstoneba.co.uk](http://www.cornerstoneba.co.uk)**









# Important Notes

## Sales Particulars & Web Listings

Please note any information contained in sales particulars or web listings for businesses being marketed by Cornerstone Business Agents is intended for general guidance only and should not be taken as statements of fact.

Prospective purchasers should always seek independent professional advice before committing to purchasing a business.

## Viewing Appointments

Whilst it is a good idea to visit a business that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, owners or customers of the business.

Many businesses are being marketed confidentially and the staff and locals may not know that the business is on the market, therefore a casual approach can adversely affect the business.

Formal viewing appointments should always be made via Cornerstone Business Agents by calling 0131 445 7222 or completing our [viewing request form](#).

If you wish to cancel an appointment or will be delayed please inform Cornerstone as soon as possible. During out of office hours please call the business direct - however only speak to the person to whom your appointment is with.

Please drop us an email at [info@cornerstoneagents.co.uk](mailto:info@cornerstoneagents.co.uk) or give us a call on 0131 445 7222 after you have viewed to let us have your thoughts and feedback on the business you have viewed.

## Trading Figures & Accounts

As sales particulars are readily available to be downloaded from the internet it is rare that confidential trading figures are included in sales particulars. For reasons of confidentiality accounts are in most cases only available after a formal viewing. We understand that this can cause problems as it is pointless viewing a business that is not affordable. We therefore suggest that you call Cornerstone and ask for the agent handling the sale who will give guidance on trading levels and profitability before you view.

## Business Finance

There are a wide range of funding options available to assist with a business purchase. Cornerstone work with a wide range of lenders and commercial finance brokers to ensure that purchasers of our clients' businesses obtain the most advantageous funding facilities available. Please contact us if you would like to discuss business finance options with one of our independent specialists.

We strongly advise that business purchasers discuss funding criteria with a specialist broker at an early stage. Discussing funding criteria with a single lender is unlikely to result in the best funding solution being found. Please call 0131 445 7222 to speak to one of our finance specialists.

## Legal Aspects of Buying a Business in Scotland

You will need to instruct a Scottish solicitor to act on your behalf when buying a business in Scotland. Scottish law differs from English law. It is important to instruct a solicitor who is experienced in buying the type of business you are considering.

Cornerstone offer a list of solicitors that we can recommend. Please drop us an email to [info@cornerstoneba.co.uk](mailto:info@cornerstoneba.co.uk) for more information.