

FOR SALE
Hotel + Leisure



LAST ORDERS

Independent Licensed Grocers

- Fresh & Frozen Food
- Confectionery
- Ice Cream
- Wine, Beers & Spirits
- Pet Foods

- Newspapers
- Magazines
- Morning Rolls
- Wine, Beer & Spirits
- Groceries

Last Orders Convenience Store
11 St Katharines Court, Newburgh, KY14 6EB
Offers in the Region of £95,000

Find out more at
www.g-s.co.uk

- Established convenience store
- Central village locations on main road
- Way of life business and would suit hand on operator



SITUATION/INTRODUCTION

The Last Orders Convenience store is situated on the main street of the village of Newburgh. The shop is centrally located with good parking on street.

The shop offers a good range of food items along with carry out sandwiches and household cleaning products etc.

The shop is also licensed for beers, wines and spirits.

Given its location and accessibility the store is popular with locals and passing through traffic.

Newburgh is situated on the A913 between Perth and Dundee.

THE PROPERTY

The property is situated on the ground floor of a modern style building. We are advised the area extends to around 600 sq. ft. with customer area and staff toilets.

ACCOMMODATION SUMMARY

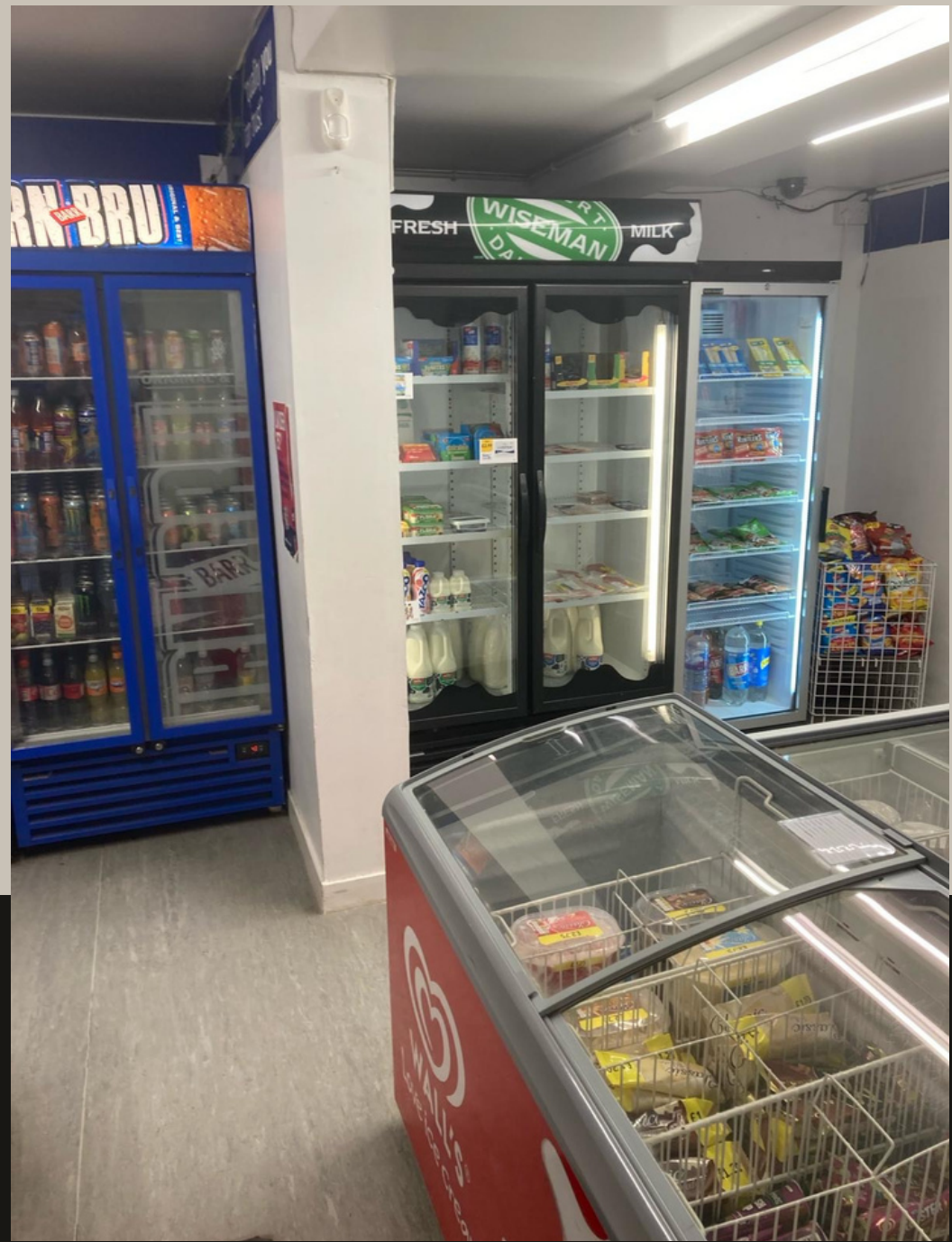
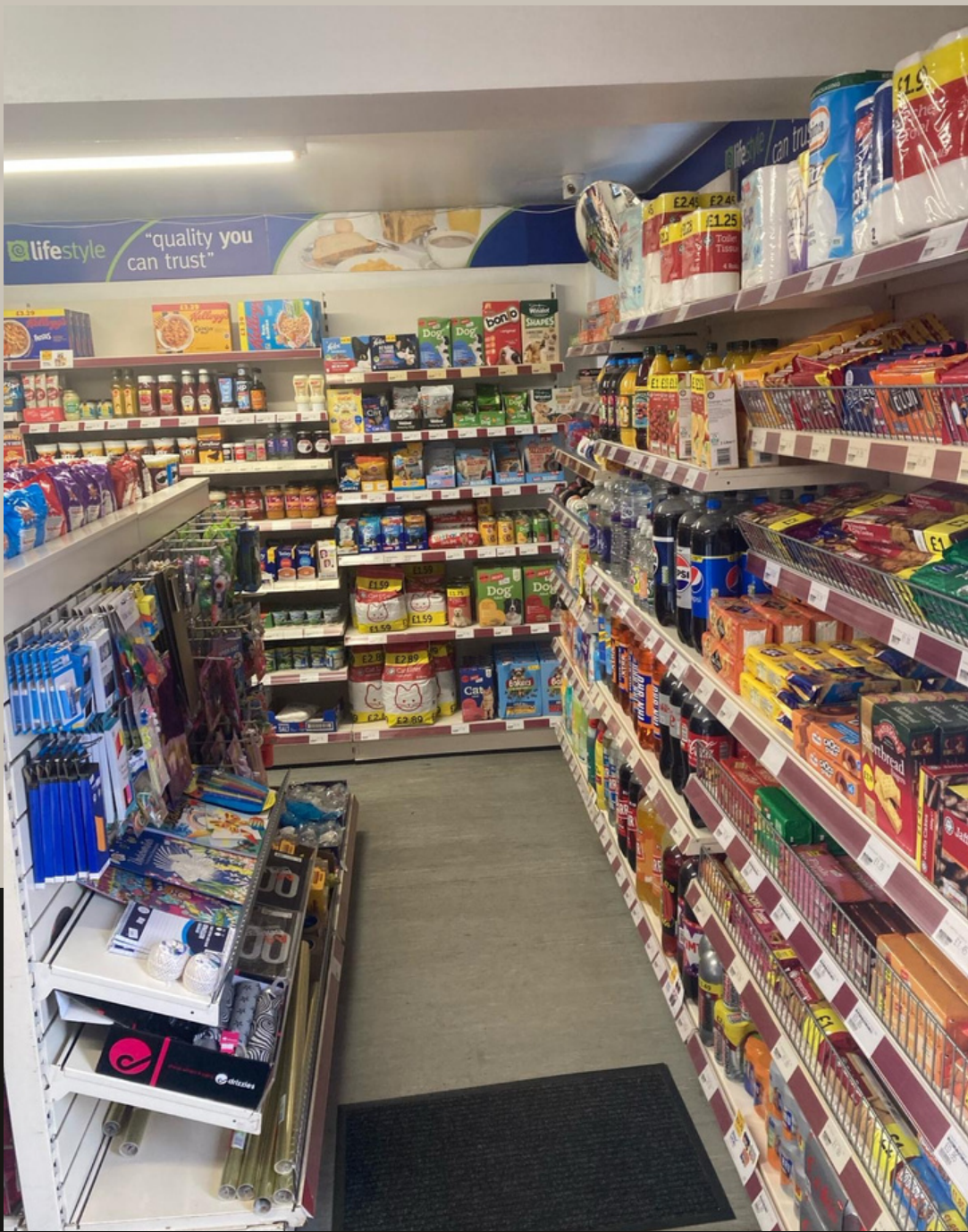
- Ground floor shop extending to approximately 600 sq. ft.
- Staff toilet

TRADE

Trading figures will be disclosed to interested parties.

STAFF

TUPE regulations will apply to all members of staff.







LICENCE

The Premises is Licensed under the Licensing (Scotland) Act 2005.

SERVICES

Mains drainage, gas, electricity and water are all connected to the property.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The EPC rating is XXXXXX

RATEABLE VALUE

The rateable value is £4,900, effective from 01/04/2023

Small Business rates exemption should apply. Purchasers are advised to check this matter themselves.

TENURE

The Heritable (Scottish equivalent of Freehold) interest of the property is being sold.

PRICE

Offers over £95,000 are being sought for the freehold in the property. Stock will be sold separately by valuation on date of entry.

EXCLUSIONS

There are no exclusions in the sale.

FINANCE/BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

VIEWING

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald
233 St Vincent Street, Glasgow, G2 5QY
Email – LT@g-s.co.uk



To arrange a viewing please contact:



Martin Sutherland
Licensed Trade + Business Agent
Martin.Sutherland@g-s.co.uk
07768 704 203



Emily Hewitson
Licensed Trade Agent
Emily.Hewitson@g-s.co.uk
07795 518 627

1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices. Date published: April 2024

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.