



BUSINESS FOR SALE

**POST OFFICE AND OFF LICENCE
85 LAUCHOPE STREET, CHAPELHALL,
AIRDRIE, ML6 8SW**

- Long established off sales business
- Ideally located in a predominantly residential area
- Only liquor licence in the local vicinity
- Excellent trade with repeat custom
- Offers invited.

LOCATION

Chapelhall is a residential settlement lying around 2 miles to the south of the centre of Airdrie. Chapelhall is now regarded as one of Airdrie's southern suburbs and affords convenient access to the surrounding areas. The area has seen significant expansion in residential terms over the past 10-15 years, particularly to the south of the town. Chapelhall forms part of the North Lanarkshire jurisdiction.

Lauchope Street itself forms part of the B799 which links with the A73 Carlisle Road a short distance to the north and with the A8 trunk road around one mile to the south.

The property is situated on the east side of Lauchope Street, within the centre of Chapelhall. The surrounding area is mixed residential and commercial in nature, with a variety of housing styles nearby.

The Post Office forms part of a community retailing pitch within the village and other occupiers include Scotbet Bookmakers, Oriental Red Takeaway, McColls Convenience Store, Styles Hairdressing Salon, Mallagh Family Butchers and an Indian Takeaway.

Located close to the business, is a public car park, with Lauchope Street being a busy traffic thoroughfare in both directions.

The location of the subjects is shown on the appended plan below.

DESCRIPTION

The property comprises a traditional end terrace ground floor retail unit forming part of a larger two storey building. The property is of traditional construction with a residential dwelling above.

Internally the property is generally open plan in nature with a post office counter located to the rear of the property with perimeter display shelving to the walls. There is a small storage cupboard located behind the serving counter. There is an additional smaller post office counter to the front of the shop. Additionally, there are staff toilets to the rear of the unit.

THE BUSINESS

The property has been operational as a post office and off licence for a number of years, and our clients are now looking to retire. Over the years the business has built up a good reputation with repeat custom coming from the local area.

The business is currently run by my clients with additional part time staff. The current opening hours for the post office are.

Monday – Friday	8.30am – 17.30pm
Saturday	9.00am – 12.30pm
Sunday	Closed

Shop opening times:

Monday – Saturday	8.30am – 22.00pm
Sunday	12pm- 22.00pm

The business would ideally suit a hands-on operator who could continue in the same manner whilst introducing their own flare.

TRADING FIGURES

Full accounts information will be made available to interested parties, following a formal viewing.

RATES

According to the Scottish Assessors website the property has a current Rateable Value of

£6,100 per annum. With the proposed new rateable figure taking into effect as of the 1st April 2023 of £6,300.

ENERGY PERFORMANCE CERTIFICATE (EPC)

A copy of the Energy Performance Certificate is available upon request.

PRICE

Offers over of £310,000 are sought for our client's freehold interest in the premises, goodwill of the business and all fixtures and fittings. Stock would be agreed by separate negotiation.

ENTRY

Early entry can be afforded on conclusion of Legalities.

OFFERS

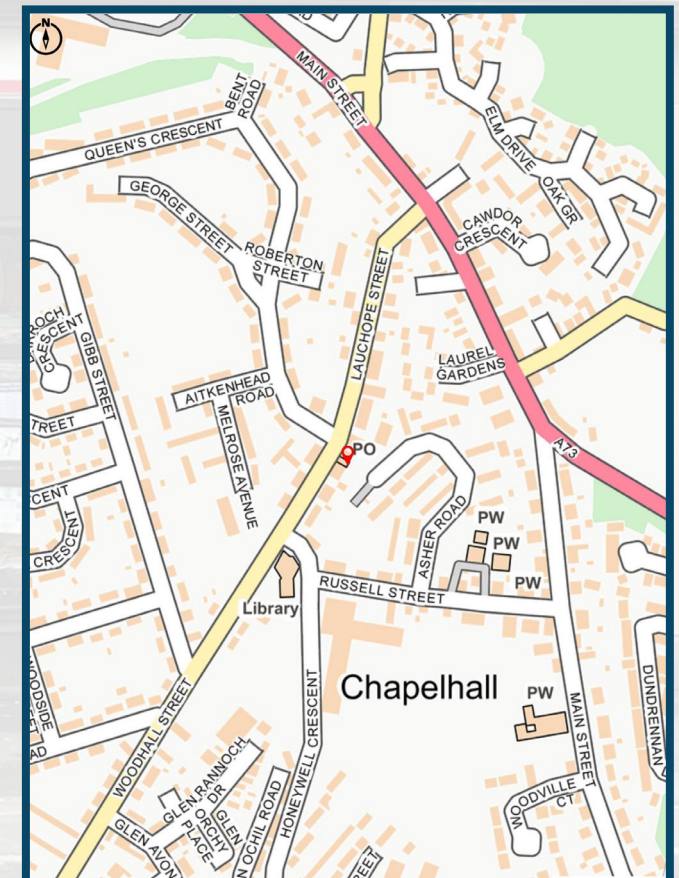
All offers should be submitted in Scottish legal terms to DM Hall.

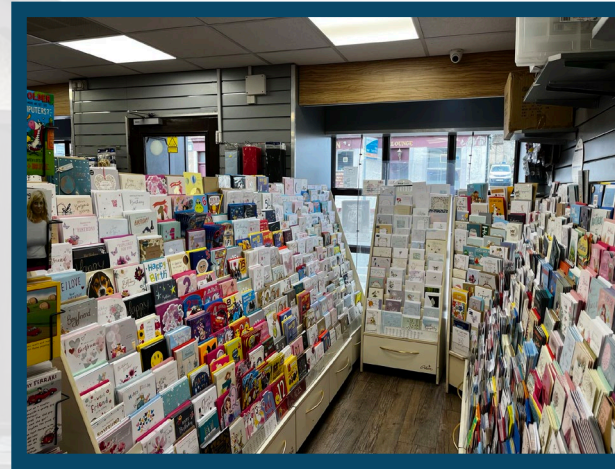
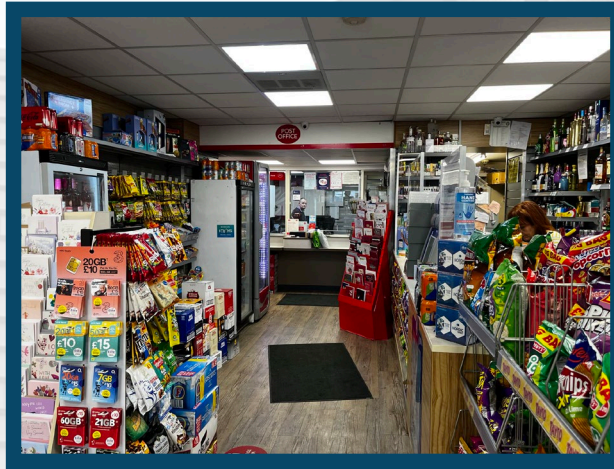
FINANCE/BUSINESS MORTGAGES

DM Hall are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and would be happy to effect the necessary introductions if required.

VIEWING

Viewing is strictly by appointment and arrangements can be made by contacting Margaret Mitchell at this office on 0131 624 6130 or by e-mail at business.sales@dmhall.co.uk





IMPORTANT NOTE

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