

BUSINESS FOR SALE



The Ferry Stores:
Convenience store with Post Office,
Petrol Station and Hot Food kiosk.

- Long established local convenience store
- Only Petrol Station in the area
- Spectacular views
- Immaculate three-bedroom owner's accommodation
- Offers over £585,000.



LOCATION

The Ferry Stores is situated in Kilchoan, the most westerly village on the UK mainland which is located on the spectacular and picturesque Ardnamurchan peninsula.

Kilchoan is a thriving community in one of Scotland's last wildernesses overlooking the coastline of Loch Sunart and the Sound of Mull. The local population is around 150, however, this swells in the summer months with tourists flocking to the area to partake in the many and varied outdoor pursuits the peninsula has to offer including beautiful sandy beaches, an abundance of wildlife and many and varied walks.

The Ferry Stores is approximately 45 miles by road, much of which is single track, from Ardgour where the Corran Ferry links to the A82, in turn linking to the main regional centre, Fort William which is a further 10 miles to the north of the Corran ferry.

The village can also be reached by a regular vehicle and passenger ferry, operated by Caledonian MacBrayne, crossing the Sound of Mull from Tobermory, the principal town on the nearby Hebridean island of Mull.

Surrounding properties are predominantly private residential dwellings, holiday lets and second homes with a number of very popular campsites drawing large volumes of guests over the summer months. It is also within a short walk of the established Kilchoan Hotel.

The Ferry Stores and Post Office are a focal point for the hamlet and the subjects benefit from a spectacular uninterrupted southerly aspect over Kilchoan Bay.

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

DESCRIPTION

The Ferry Stores comprises of convenience store with post office, petrol station and hot food kiosk.

Store and Post Office

The shop is situated on the north side of the B8007 and is a detached single storey property. Internally, the shop offers an open plan sales floor which is currently fitted with shelving and perimeter displays. Within the shop there is a post office counter situated at the rear. There is a large store and staff facilities attached at the most easterly side of the property which is accessed beside the sales counter. The shop benefits from solar panels to the southern roof face.



Petrol Station

The petrol station is situated on the southern side of the main road and comprises of two working pumps. There is a small, detached kiosk, which is currently utilised as storage. Additionally there is a single toilet compartment with a WC and wash hand basin.

There is a small concrete surfaced forecourt to the front of the kiosk and three petrol pumps two of which are currently operational. There are three below ground fuel tank:-

2 x petrol (each 4,400 litres)

1 x diesel (4,400 litres)



The Wheel House

Situated next to the petrol station is a small timber kiosk which has planning consent as a hot food take away serving filled rolls, coffee, juice and snack. This has just recently been completed and is fully fitted for its current use.



Owners accommodation

This is a most attractive traditional detached whitewashed property under a slate roof. The house itself has been modernised and upgraded over the years and is a much-loved family home and provides generous accommodation over two levels. Of particular note are the views to the South looking over the bay. The is a small garden to the rear which include outbuildings for garden storage or workshops.

The accommodation comprises:

Ground Floor: Entrance hall, Open plan Living Room/Dining Room. Kitchen, Master bedroom with en-suite. Utility area and WC.

First Floor: Bedroom 2, Office, Family bathroom and Bedroom 3.



THE BUSINESS

The property has been operational as a convenience store, post office and petrol station 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. In the last 12 months the current owner has built the Wheel House to provide hot food and drinks which has proven popular in the few months that it has been open and will provide much needed food offering to the camp site situated next to the property.

The business is currently run by my clients with additional part time staff. The current opening hours for the shop and petrol station are:

Monday – Sunday 9.30am – 13.00pm, 14.00pm – 16.30pm

With the Wheel House opening hours during tourist season:

Monday – Saturday: 8.30am – 15.30pm

This lifestyle opportunity 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 the shop is: £4,000.

The council Tax band for the house is: G

ENERGY PERFORMANCE CERTIFICATE (EPC)

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

PRICE

Offers over of £585,000 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.

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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



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