



Offers Over
£70,000
 (Leasehold)

Buchanan's Newsagent,
 88 High Street, Invergordon, IV18 0DL





Attractive retail unit extending to around 100m²

Prominent frontage with large display window

Located on a busy pedestrian route in the centre of Invergordon

Ideally located opportunity to own a profitable newsagent

Option to further develop trading levels and profitability



DESCRIPTION

Buchanan's Newsagent is the ground floor trading unit of an attractive multi-storey property. The owner trades as a newsagent as well as offering "made to order" takeaway food. This flexible retail unit is located centrally on Invergordon High Street.

The street level internal aspects are mainly open plan and benefit from a well-appointed welfare / storage area located to the rear. The property and business are being sold as a going concern. The building has an excellent and flexible sales area, extending to circa 100m².

TRADE

The business has a solid year-round trade with peak trading in the holiday season when it benefits from the influx of tourists to the area. A high level of passing trade further enhances turnover. During the winter months, the owner and his family having developed the support of locals thus benefitting from a solid level of income. The business generates a consistent profit but could be operated to a higher level with extended opening hours and considering some inward re-organisation to maximise returns. The shop is currently run by the owner's family with one member of staff. They operate the shop from 05:30 until 17:30 Mon to Sat, and on Sun the shop is open 06:00 until 12:30 in the winter (13:00 in the summer).

Merchandise includes fresh produce and drinks, general grocery items, chilled items, ice cream, newspapers, stationery and magazines to name but a few. The present trading configuration makes it an easy-to-operate business and provides scope to adjust the range of goods and services should new owners wish to do so. Internally, all areas are easily accessible with all sales areas being intelligently laid out utilising a modern range of shelving units and display stands. The sales counter is situated to one side of the main entrance affording excellent control of the shop. The business benefits from a fully operational EPOS system.

REASON FOR SALE

The vendors have owned Buchanan's Newsagent for several years. It is their desire to relocate that brings this excellent property to the market.







LOCATION

Ideally located within a high street setting, Buchanan's Newsagent is approximately 20 miles north of the Highlands capital Inverness and is situated close to the towns of Tain, Alness and Dingwall. The recent creation of the Inverness and Cromarty Green Freeport is expected to greatly benefit all businesses in the area as time goes on, making now the ideal time to buy a business in the area. The population of Invergordon is around 4,000 but is within a broader catchment area for a population of approximately 20,000. With its seaside position, Invergordon boasts a strong community spirit and provides for a wide range of social and recreational facilities amongst which the Sports Complex, Arts Centre Naval Museum and Heritage Centre are prominent. The area is renowned for its popular links golf courses, the most famous in the region being Royal Dornoch some 30 minutes' drive to the north. The town benefits from good schooling and childcare provision at all levels and benefits from the full range of social care facilities.

Invergordon has a strong seafaring history and in recent years has developed a strong association with Scotland's oil and offshore wind industries due to exceptional deep water berthing available in the Cromarty Firth. This deep-water harbour, close to Inverness, is the main reason that visiting cruise liners frequent



the harbour. Over the summer of 2023, it is expected that around 150 cruise liners will dock at Invergordon, of which 25 dock on Sundays. The presence of these liners introduces a significant number of visitors to the area. The Invergordon whisky distillery is one of the few that produces a "single grain" malt whisky. The area boasts many natural attractions in and around Invergordon. The bottlenose dolphins are a most popular attraction, as are the seals that bask on the shores of the Firth. The local waters are also home to a large number of migrating wildfowl and waders. Much of the marine life can be readily observed from the numerous sandy beaches along the coastline.

THE PROPERTY

Buchanan's Newsagent is part of an attractive sandstone building, excellently located on Invergordon High Street, close to where the cruise liner passengers arrive. The inviting shop frontage is fully glazed with a large, picture window frontage, thus enjoying natural lighting and a clear line of sight from the pavement. The current owners have placed opaque signs to the right-hand side which could be easily removed if desired. The sales area is approximately square in shape, the left hand side housing the counter and fresh food sales, leaving the balance of the unit to the newsagent trade.

In addition to the shop retail area there is a WC, store and office, all located to the rear of the unit. The subjects are split into two sections; the main retail area (extending to about 65m²) and staff accommodation (extending to around 35m²). The property is on the ground floor only and has level access from the high street.

SERVICES

The unit benefits from mains electricity, water and drainage.

PRICE

Offers over £70,000 are invited for the leasehold interest and stock at valuation.

EPC RATING

This property has an Energy Performance Rating of 'E'.

TITLE NUMBER

The property has a title number of TBC



DIRECTIONS

See map insert. What3words reference is ///adjusting.screeches.starter

RATES / COUNCIL TAX

The property has a business Rateable value of £7,750 reference number 03/23/380274/2 (April 2023) but benefits from a 100% discount under the Small Business Bonus Scheme with a net Liability of £zero for eligible businesses.

PLANS

An indicative title and floor plan are available upon request from the selling Agents ASG Commercial Ltd.

FINANCE & LEGAL SERVICES

ASG Commercial Ltd is in touch with a variety of different lenders who can provide specialist finance. We will be delighted to discuss your financing requirements with you and make an appropriate introduction where appropriate. We also have many contacts in the legal profession who can assist in all legal matters arising.

VIEWING

All appointments to view must be made through the vendors selling agents:

ASG Commercial Ltd, 17 Kenneth Street, Inverness, IV3 5NR

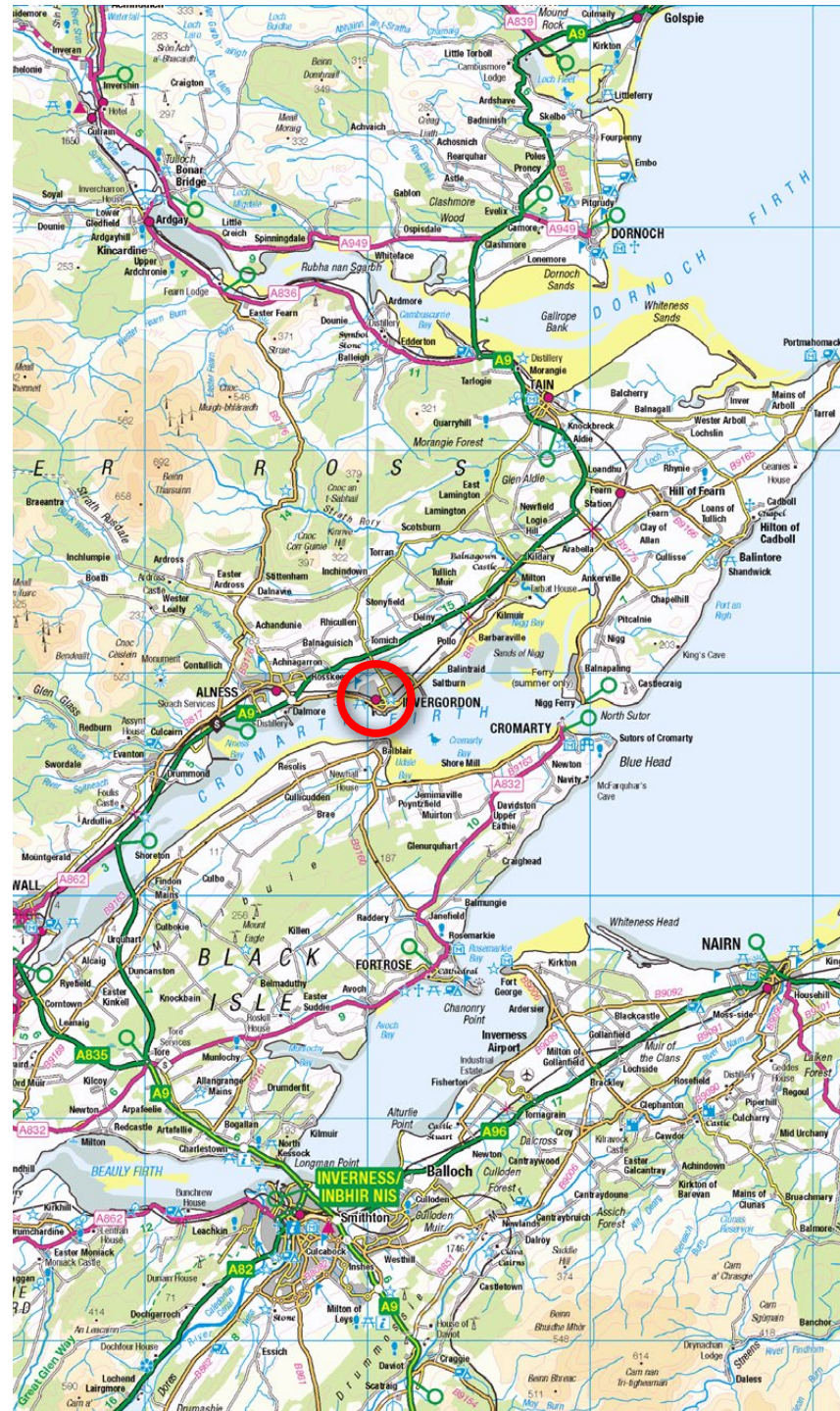
Tel: 01463 714757 (5 Lines)

E: info@asgcommercial.co.uk

Web: www.asgcommercial.co.uk

OFFERS

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date, should one be set.



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