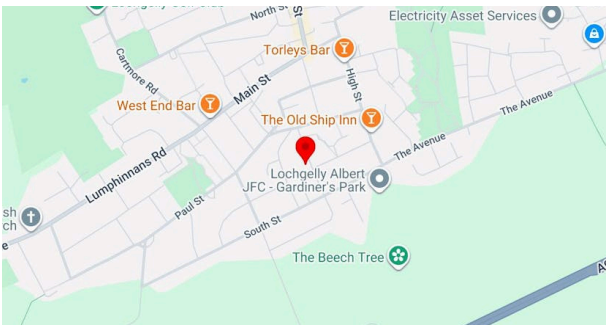




25 Well Road, Lochgelly, KY5 9LE
Convenience Store For Sale £18,500 plus SAV
Kiosk style operation within popular and busy housing estate



25 Well Road, Lochgelly, KY5 9LE

Key Points

- Kiosk c-store with huge potential
- Popular residential area/limited competition
- Monthly rent £600/no rates (sts)
- Currently no alcohol sales

Summary

- Price: £18,500 plus SAV
- Business rates: No rates (sts)
- Lease: Assignment

Further information

- [View details on our website](#)
- [View Microsite](#)

Contact & Viewings

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07369 213404
dan@scottishbusinessagency.co.uk

Description

A relatively new enterprise with the store operating from a kiosk style premises within a busy and populated housing area within Lochgelly. Low overheads and operating costs so ideally set up for a 'hands-on' owner.

Location

The subjects occupy a prominent corner position at the junction of Well Street and South Street within the Fife town of Lochgelly. The property benefits from strong visibility and frontage to passing vehicular and pedestrian traffic and is situated within a densely populated residential catchment. Lochgelly lies approximately 6 miles north-east of Dunfermline and 20 miles north of Edinburgh, benefitting from excellent road links via the A92 and wider Central Scotland motorway network.

Tenure

Leasehold. A 5 year lease with passing rent of £600pm (£7,200pa) with the expiry in 2031. Landlord is willing to discuss extending if required.

Terms

An asking price of £18,500 is being sought for the leasehold interest plus stock at valuation.

Trading Hours

7am - 9pm 7 days

scottishbusinessagency.co.uk

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AML: In accordance with the Money Laundering Regulations 2017, all purchasers will be required to provide proof of identity, address, and source of funds prior to any transaction proceeding. Additional information may be required for corporate entities, including details of beneficial ownership. We reserve the right to request such information at any stage.



