

Modern Branded Keystore Convenience Store in Popular Central Scotland Location

9 Hill Street, Tillicoultry, FK13 6HF



FOR SALE

£199,995 FIXED/LEASE FOR SALE

Modern branded convenience store in a popular historic town location within central Scotland.

- Sales c. £22,000 per week (ex services)
- Large modern store with car parking
- Lottery, Paypoint, Postal Lockers
- Freehold potentially available
- Historic small town location
- Leasehold Assignment

Summary

Premium	£199,995
Price	£199,995 Fixed/Lease For Sale
Rateable Value	£41,250
Legal Fees	Each party to bear their own costs
EPC Rating	B (26)

Description

The convenience store is formed within a single storey property alongside a food unit and a vacant storage unit the rear of the car park area. The car park area can take up to 8 vehicles with the main store entrance easily accessible from here.

Internally the store extends to over 6,000 sqft with the current sales floor offering a reduced area, although significant flexibility is available to increase as any operator sees fit. Fairly typical layout with excellent perimeter refrigeration and multiple isle gondolas. A sales counter with two EPOS tills is located the right hand side wall.

Location

Tillicoultry is a small town in Clackmannanshire, central Scotland, set at the foot of the Ochil Hills. With its distinctive backdrop of steep green slopes the town nestles along the A91 approximately 10 miles east of Stirling.

Tillicoultry is an historic mill town dating back to the 19th century with the former buildings now housing the landmark Sterling Mills, a renowned shopping outlet.

The subject property is located centrally within the town along Hill Street which leads directly off the main high street to the North.

Viewings

Please note staff should not be approached directly under any circumstances. While customer viewings are expected, interested parties should arrange a viewing with the selling agent to gain full access.

Financial Information

Sales are currently averaging around £21,500-£22,000 per week with Lottery and Paypoint Services over and above. Full accounts and departmental sales data will be available to interest parties post viewing stage.

Tenure/Price

The business is held on a 20 year term FRI lease with expiry in Aug 2040. Full lease details will be available on request. The Landlord has indicated a willingness to listen to heritable (freehold) offers. Further enquiries via on this with the selling agent in the first instance.

A fixed Asking Price of £199,995 plus stock at valuation is being sought.

Trading Hours

Monday to Sunday
8am - 10pm

Anti-Money Laundering Requirements

In accordance with Anti-Money Laundering Regulations, the successful purchaser will be required to provide proof of identity, address and source of funds at an early stage of the transaction. Failure to provide this information may delay or prevent the sale from proceeding.



Viewing & Further Information



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