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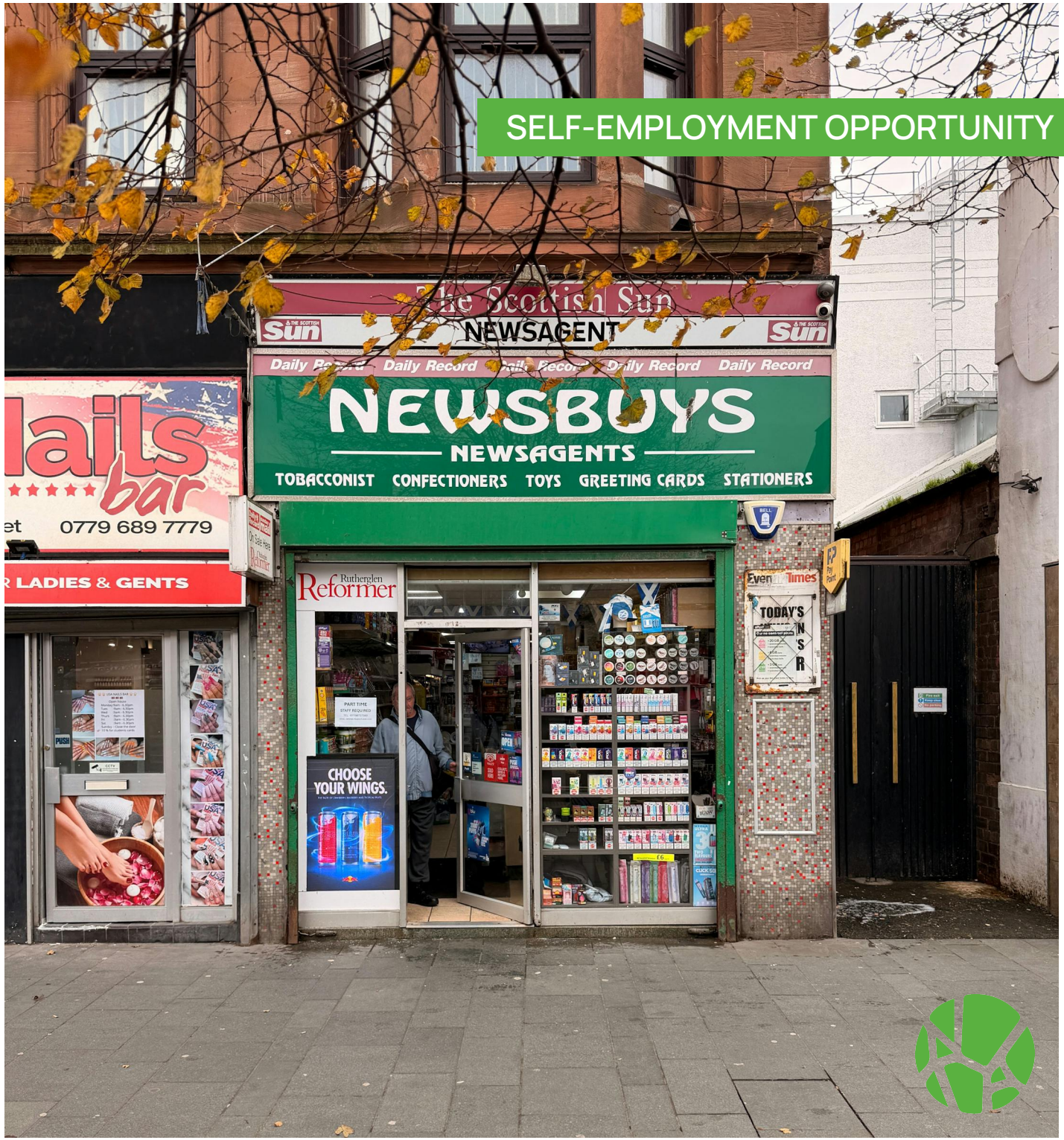
TO LET / FOR SALE

Retail

62 MAIN STREET, RUTHERGLEN, GLASGOW, G73 2HY

The sale of Newsbuys Newsagents provides an opportunity to acquire an easily manageable retail business established since 1995.

- Established business
- Town centre trading position
- Turnkey opportunity
- Rates exemption potential
- VAT free rent



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LOCATION

Rutherglen is situated in South Lanarkshire and located some three miles to the south east of Glasgow City Centre. The town has direct expressway links to the Central Scotland motorway network, including the M8 to Edinburgh and Glasgow.

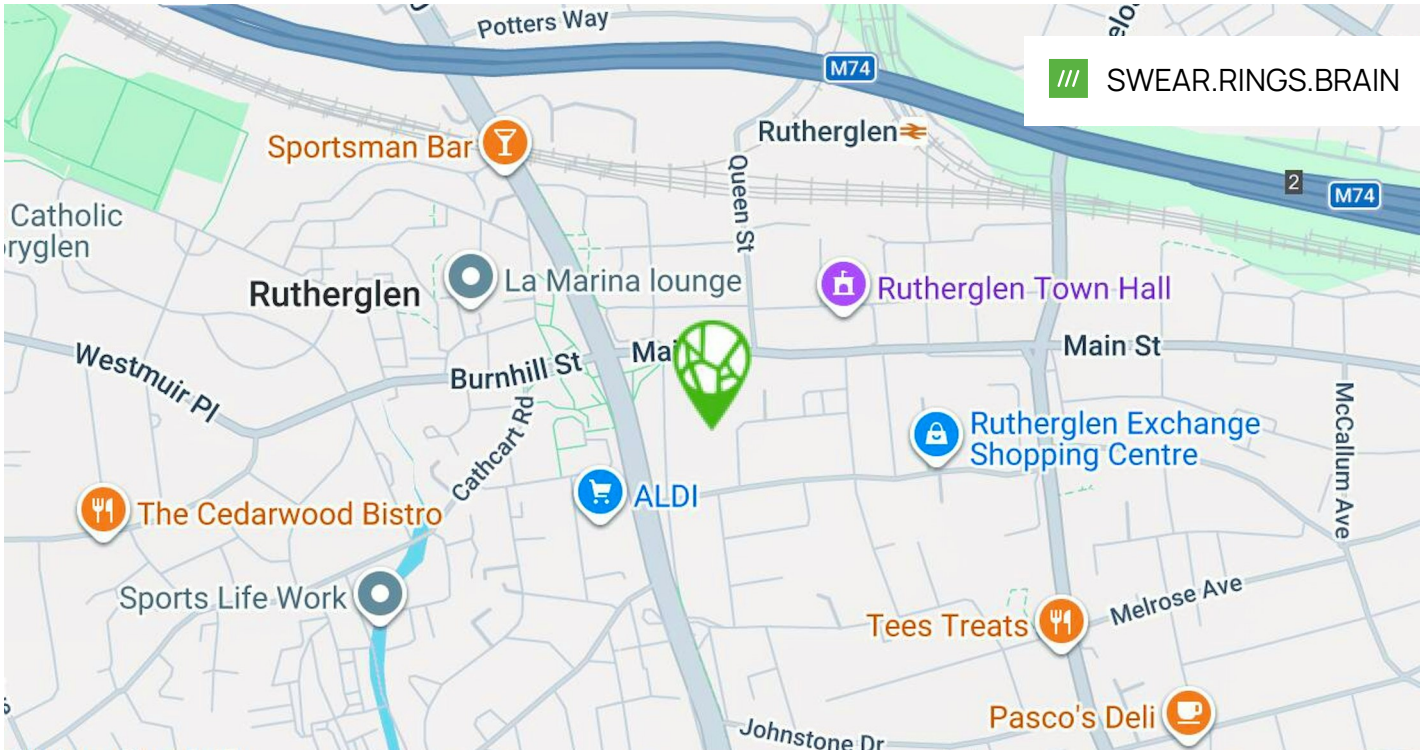
The property is located on the south side of Main Street which forms the main arterial route and is also the principal retailing pitch serving the town. Rutherglen Exchange Shopping Centre is located close to the premises.

The town also has public transport links provided by bus and rail services. Rutherglen Railway Station is a short walk from the property. Nearby occupiers include Beijing Banquet, Iceland, Betfred and Greggs.

DESCRIPTION

The subjects comprise a ground floor convenience store within a 4 storey building of masonry construction under a pitched and slated roof. The accommodation above the shop appears to be residential in nature.

Internally, the floor is tiled and the suspended ceilings incorporate square LED lighting. The walls are covered in slatwall panels to display stock. There is a host of metal adjustable display shelving, newspaper and magazine display racking, confectionery display to the side and tobacco gantry behind the counter. A separate room to the rear of the property allows for storage and staff welfare facilities.





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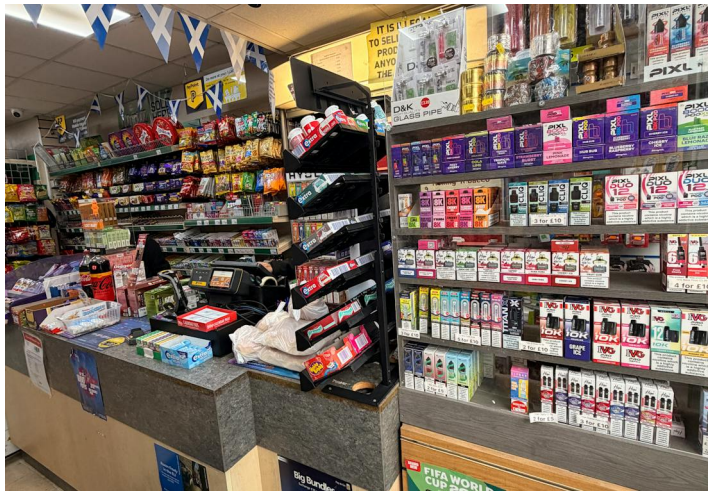

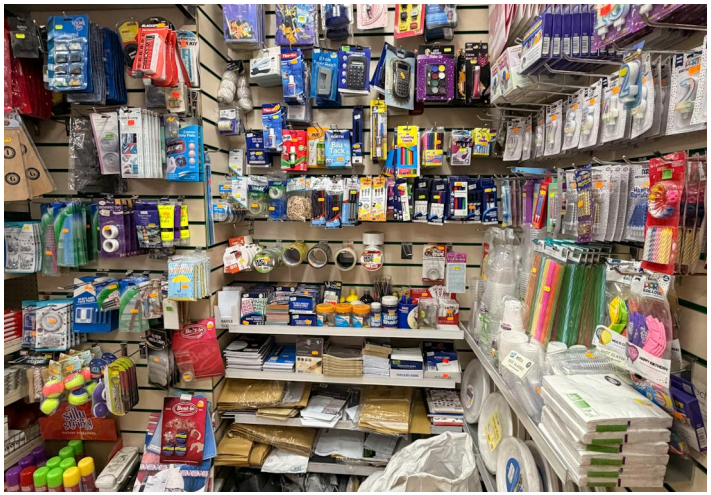
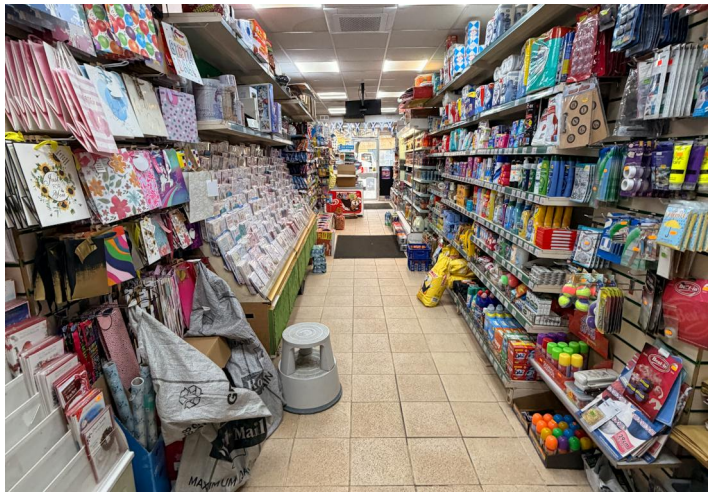

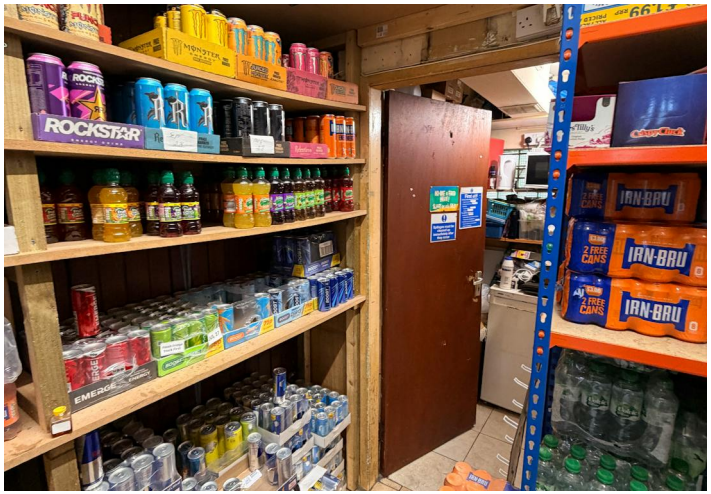

NEWSBUY'S
NEWSAGENTS
CONFECTIONERS TOYS GREETING CARDS STATIONERS
S & GENTS
Reformer
FOR THOSE MADE OF STRONGER STUFF

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THE BUSINESS

Newsbuys Newsagents was established in 1995 and operates as a convenience store selling confectionery, tobacco/cigarettes, newspapers and magazines, ice creams, greeting cards, crisps, snacks and soft drinks.

The business enjoys regular trade from customers, such is the trading position. Currently, there are 4 part time trained staff members employed and the business trades Monday to Saturday 5am to 7pm and from 5am to 6pm on Sunday.

The sale of Newsbuys Newsagents provides an opportunity to acquire an easily manageable retail business. New owners will benefit from premises enjoying an established trading position on a busy pedestrian thoroughfare. The business has never retailed alcohol or sold the lottery and benefits from being a Paypoint, Collect+, DPD and Royal Mail outlet.

The current operator has decided to sell the business due to a change in circumstance, thus creating a desirable opportunity to acquire a thriving, profitable business with a highly experienced team on a truly turnkey leasehold basis. The bespoke service the current operators provide is reflective of the success of the business and in turn, the return custom.

We have been advised that all fixtures and fittings are owned outright and included within the goodwill purchase price. Proof of sales will be made available to seriously interested parties post viewing stage.

PRICE

The business is offered for sale as a going concern to include goodwill, fixtures and fittings for offers over £95,000 plus stock at valuation.

LEASE TERMS

The subjects are available by way of a new lease on full repairing and insuring terms, at a rent of £9,500 per annum.

Full quoting terms are available upon request.

RATEABLE VALUE

According to the Scottish Assessors Association, the subjects have a Rateable Value of £8,200.

The occupier may be eligible for rates relief, subject to status.

EPC

A copy of the EPC is available upon request.

VAT

Not applicable

VIEWINGS

Viewings strictly by appointment with the assigned agents:

CONTACT

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