

BUSINESS FOR SALE

J BROWN NEWSAGENT

RETIREMENT SALE

CONSISTENTLY PROFITABLE
BUSINESS

PROMINENT TOWN CENTRE
LOCATION

COMPACT EASILY MANAGED
UNIT

NO RATES PAYABLE SUBJECT
TO STATUS

OFFERS OVER £175,000



VIDEO TOUR



WHAT 3 WORDS

18 THE CROSS, PRESTWICK KA9 1AJ

CONTACT: Kevin Bell

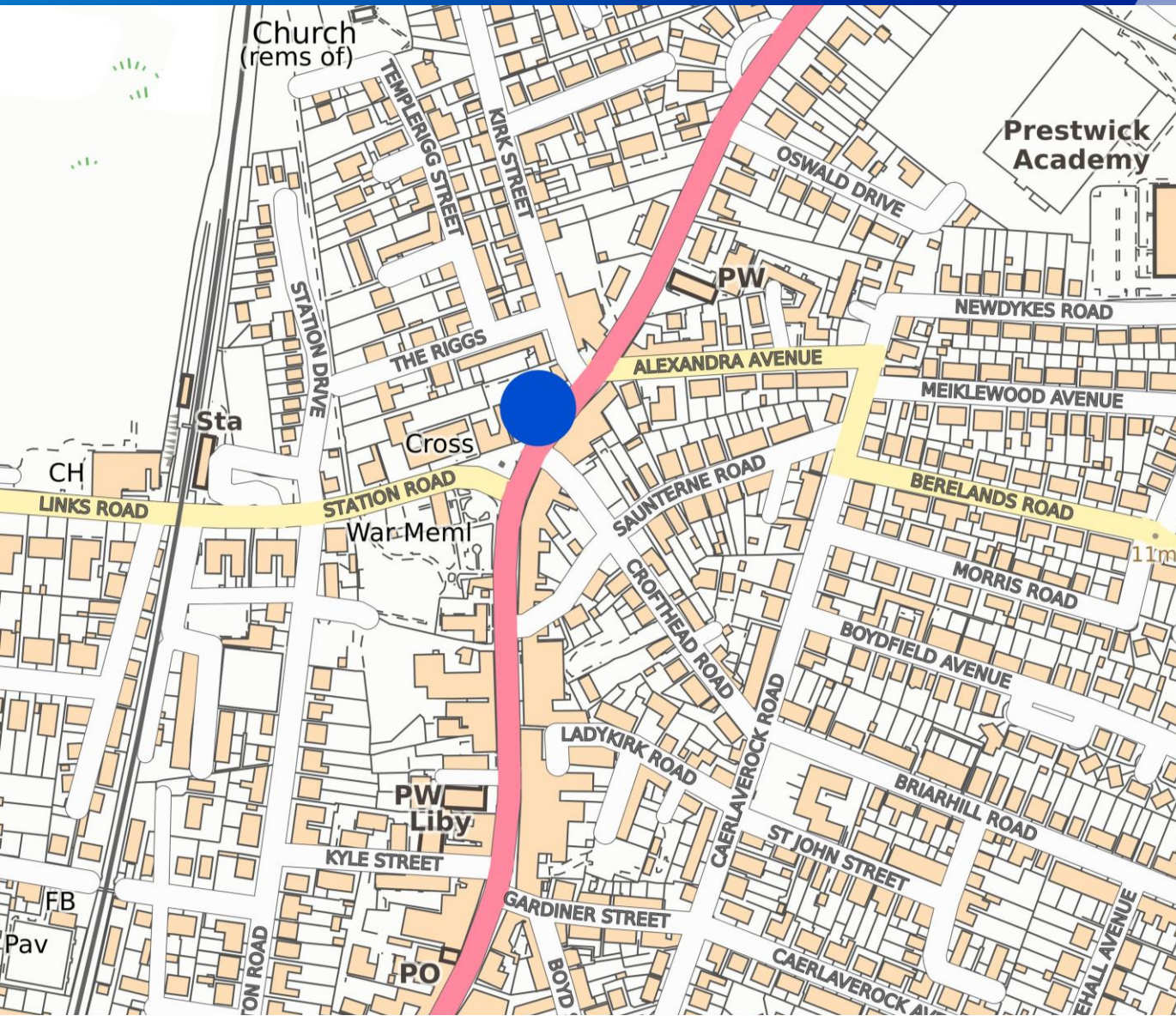
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Location

18 THE CROSS, PRESTWICK



Prestwick is one of the largest towns in the South Ayrshire Council area with a resident population of around 15,000.

The property occupies a prominent location at The Cross being a highly visible town centre position adjacent to a busy road junction controlled by traffic lights.

There are very few vacant shops in the wider area with nearby occupiers including Costa, Dominos and a range of local traders.



FIND ON GOOGLE MAPS



Description

18 THE CROSS, PRESTWICK



The subjects comprise a retail newsagent unit occupying the ground floor of an attractive two storey mid terrace property formed essentially in stone and slate.

The accommodation comprises the following:

- Sales Area
- Staff/Prep Area
- Wc

Internally the property has modern fixtures and fittings throughout all of which are owned outright by our client and included within the subjects of sale.

Accommodation

	m ²	ft ²
Retail Unit	30.1	324

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



The Business

J Brown Newsagent has been owned by our clients for over 20 years and they have now decided to sell to allow their retirement.

The business is a traditional confectioner, tobacconist and newsagent and national lottery outlet currently trading during the following hours:

Monday – Friday	5.00am – 4.30pm
Saturday	5.00am – 3.00pm
Sunday	5.00am – 1.00pm

The owner works full-time in the business together with two members of staff, there are in addition four delivery drivers who deal with the extensive newspaper delivery round.

The business is consistently profitable and detailed accounts information will be made available to genuinely interested parties after viewing.

Price

Offers Over £175,000 are invited.

Stock will be valued separately at the date of sale.

The business owns a delivery van, this can be included in the sale by separate negotiation.

Rateable Value

£4,600

100% rates remission will be available to qualifying occupiers under the Small Business Bonus Scheme.

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE INSERT DATE

Energy Performance Certificate

The property has an EPC rating of B21, a copy is available upon request.

VAT

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction with the tenant being responsible for tax and registration dues in the normal fashion.



Get in Touch

For further information or viewing arrangements please contact the sole agents:



Kevin Bell BSc MRICS
kevin.bell@shepherd.co.uk

Shepherd Chartered Surveyors

22 Miller Road, Ayr, KA7 2AY
t: 01292 267987 Option 2



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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