

# CCL



A wonderful opportunity has arisen to acquire a thriving traditional village store in the heart of the charming village of Connel, a short distance from Oban on the west coast of Scotland. Owned by the current proprietors for over 5 years the business has grown steadily and expanded.

Along with a busy Post Office counter the business also benefits by providing a hot and cold takeaway service. This is an area of the business that could easily be expanded further.

- Business Sale - £25,000
- Prominent trading location
- Post office
- Leasehold £24,000 p.a.
- Long established village store
- Hot & cold food takeaway
- Well-equipped retail area



T: 01343 610520

# CCL

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# Connel Village Store | Main Street | Connel | Oban | Argyll and Bute | PA37 1PA

## £25,000 Leasehold

### Situation

Connel Village Store occupies a prominent location in the peaceful village of Connel, a short distance from the picturesque town of Oban and the Firth of Lorn. The business is ideally situated to catch passing trade as its located on the main street in Connel, some 5 miles from the centre of Oban. Connel has two hotels with bars and restaurants, train station and bus stop. The town of Oban occupies a beautiful location situated in a tranquil bay protected from the full force of the sea by the Isle of Kerrera. Known as the gateway to the Isles, beyond Oban lie the islands of the Inner Hebrides and the mountains of the Morvern peninsula. Further beyond are the islands of Iona, Coll, Colonsay and Tiree making Oban an ideal and popular destination. Ferries to the islands are available from the towns ferry terminal. The town is well serviced with road links and lies on a number of popular tourist roads stretching along the West Coast. Oban is the principal town of North Argyll and has a good range of facilities and amenities. Further afield the city of Glasgow can be reached in roughly 2 hours providing the facilities of a major city including an airport. Trains also connect Oban with Glasgow Queen Street.

### The Business

The business trades as an independent general convenience store. This is a long-established business that has been an integral part of the community for many years. The post office has a major part of the local village life and new owners will benefit from a Post Office legacy contract. A long-established freehold business with a turnover of around £6,500 per week excluding lottery and paystation sales.

Owner operated with the assistance of five part time member of staff, the business trades:

Mon - Fri: 0600 to 1800

Sat: 0730 to 1600

Sun: 0730 to 1300

The convenience stocks a wide variety of fresh and frozen foods, beers wine and beverages along with a good selection of ambient produce. Stock levels fluctuate around the £15,000 level.



### Property

The business operates from a ground floor retail premises with window frontage to the front, a prime trading location on the village road.

Internally the premises comprise a retail sales area at the front, fitted throughout with a range of fixed and free-standing display units and shelves, newsstands, and drinks fridge. To the rear of the property there is the food preparation area and small kitchen.

At the side of the shop is the dedicated Post Office Counter.

### External

The retail premises open on to the main street in Connel. There is a side access to the rear of the property where there is a small, enclosed area that could possibly be used for seating. Adjacent to the property is a free-standing garage that is used for storage.

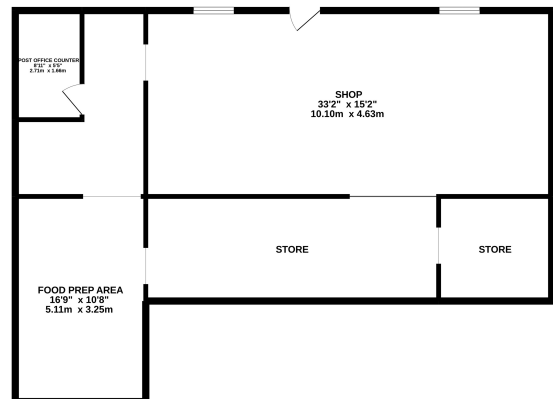
### CCL Property

62 High Street, Elgin, Moray, IV30 1BU

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GROUND FLOOR  
1126 sq.ft. (104.6 sq.m.) approx.



CONNEL VILLAGE STORE, CONNEL, OBAN, PA37 1PA

TOTAL FLOOR AREA: 1126 sq.ft. (104.6 sq.m.) approx.

While every effort has been made to ensure the accuracy of the floor plan, measurements of rooms, corridors, stairs and other parts are approximate and do not necessarily represent an exact or complete plan. The plan is for illustrative purposes only and should not be used as a basis for any purchase or other transaction. The plan is for illustrative purposes only and should not be used as a basis for any purchase or other transaction. The plan is for illustrative purposes only and should not be used as a basis for any purchase or other transaction. Made with MyPlan 10.00



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.