



29 Albany Street | Oban | Argyll and Bute | PA34 4AL

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## £250,000 Freehold

A wonderful opportunity has arisen to acquire a thriving convenience store located in the heart of Oban. Owned by the current proprietors for over 15 years the fully licenced business has grown steadily and expanded over the years. Albany Store is an incredibly popular local convenience store, ideally placed in the centre of the town to capture repeat business and passing trade. In addition, there is a 2 bedroom flat above, which can be purchased by separate negotiation.

### Situation

Oban, the principal tourist town of Argyll, which has also been named the 'Seafood Capital of Scotland' has approximately 8,000 residents. During the summer months Oban can host up to 25,000 tourists. The town of Oban supports a wide range of shops, restaurants, leisure and recreational facilities and professional services. There is a brand-new high school which opened in August 2018 plus primary schools within in the area. The town has a thriving harbour from which Caledonian MacBrayne ferries serve many of the Hebridean Islands. A new pontoon area opened in 2018 to attract more yachts and cruise ships into the bay. The town enjoys good transport links to the central belt of Scotland by road and rail and the airport at North Connel serves private and light charter aircraft.

### The Business

The business trades as a licenced convenience store and has secured newspaper contracts with the hospital, local hotels and lighthouse board. A long-established freehold business turning over in excess of £400,000 PA on average. This could easily be increased by extending the current opening hours.

Owner operated with the assistance of two part time members of staff, the business trades:

Monday – Sunday 6am-6pm

The convenience store stocks a wide variety of fresh foods, confectionery, newspapers, and magazines and offers a wide selection of gift cards. The store offers tobacco products and a selection of alcoholic drinks, along with a good selection of ambient produce and offers National Lottery services. Stock levels fluctuate around the £25,000 level.

### Property

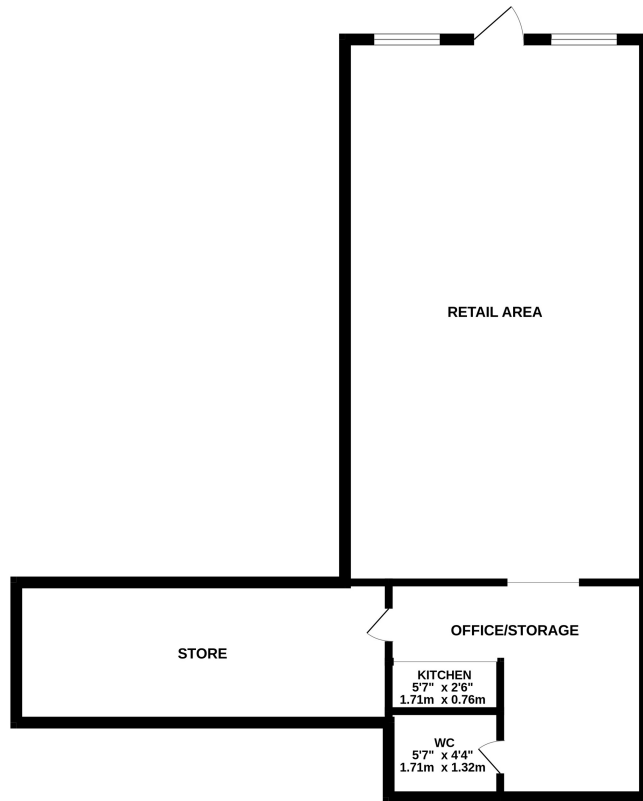
The business operates from a ground floor retail premises in a prime trading location on a residential street just outside the town centre with ample on street parking outside.

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 fridges. To the rear of the property there is the small kitchen area, office area, storage area and WC.





## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Stock

Stock will be in addition at valuation

## Inventory

An inventory will be compiled to detail all items of a personal nature excluded from the sale

## Trading Figures

This is a steady and successful business, run to suit the lifestyle of the current owners. Full trading information will be provided following a formal viewing.

## Rateable Value

100% Rates Relief



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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 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. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.