



RESIDENTIAL & BUSINESS
PROPERTY SPECIALISTS

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Offers Over
£150,000 - Leasehold



Best-One Convenience Store

168 Grampian Road, Aviemore, PH22 1RH

A wonderful opportunity has arisen to acquire a thriving convenience store and takeaway a short distance from the centre of Aviemore. Owned by the current proprietors for over 13 years the business has grown steadily and expanded with the creation of a fully equipped commercial kitchen and obtaining a license for hot food takeaway. This is an area of the business that could easily be expanded further. Currently operating as an Indian takeaway, it would be suitable for a variety of other styles if required. The Best One store is an incredibly popular local convenience store ideally placed to capture passing trade entering or leaving Aviemore.



Best-One Convenience Store

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Offers Over £150,000

Situation

Aviemore is an exceptionally popular holiday destination that is surrounded by some stunning and beautiful scenery. There is an exceptional number of activities and things to do for all ages and groups. The town is an all-year-round destination with winter and snow sports popular during the colder months while walking, climbing camping and water sports attracting a multitude of tourists during the warmer months. There is a great range of independent shops restaurants and bars in the town with local primary and secondary schooling close by.

Aviemore is conveniently situated off the main A9 road which connects Inverness with the south. There is a main line station with a good daily services connecting with Edinburgh Glasgow and London. Inverness, the capital of the Highlands is 49 miles to the north, while Edinburgh and Glasgow are approximately 140 miles to the south.

Business

The business trades as a convenience store that operates under the Best One brand. A long-established leasehold business with a turnover of around £10,000 per week excluding lottery and pay point sales. In addition, the takeaway element has annual sales circa £50,000. This could easily be increased by increasing operational days and opening times. Currently the takeaway is only open 4 days a week from 1600 to 2000

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

Mon - Sat 0700 to 2000

Sun 0800 to 2000

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 £25,000 level.

Aviemore is a bustling and exceptionally popular tourist destination that is busy throughout the year. The summer months attract people enjoying the great outdoors and pursuits such as camping, hillwalking, water sports, biking and climbing. While the Cairngorms draw the winter sport enthusiasts during the colder months with the ski slopes a short distance away.

Property

The business operates from a ground floor retail premises with window frontage to the front, a prime trading location on the main 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 commercial kitchen with takeaway hatch

The kitchen is in immaculate condition and equipped with a tandoori



oven, 6 ring gas burner, double fryer, kebab grill and full extractor canopy and gas doner machine.

External

The retail premises open on to the main road and also has a side street entrance. There is a small parking space at the rear.

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.

Inventory

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

Stock

Stock will be in addition at valuation.

All appointments to view this or any of our other properties must be made through the vendors sole agents:

CCL Property Ltd

62 High Street, Elgin IV30 1BU

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



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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. Made with floorplan ©2021