

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 licence for hot food takeaway. 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. The property also offers a excellent development opportunity and is suitable for a variety of uses, commercially or domestically.

- Established Convenience Store
- Hot Food
- Prominent Trading Location
- Fully Fitted
 Commercial









168 Grampian Road | Aviemore | Highland | PH22 1RH

Offers in Excess of £200,000 Freehold

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 poplar 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 rod 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.



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.

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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.



GROUND FLOOR



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CCL Property

62 High Street, Elgin, Moray, IV30 1BU T: 01343 610520 www.cclproperty.com

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.