



Guide Price
£450,000
(Freehold)

Contin Village Stores
Contin, Strathpeffer, IV14 9ES



Profitable convenience store in the charming village of Contin

Superb roadside trading location benefiting from prominent signage

Set on the popular North Coast 500 tourist route

A truly walk in business opportunity

Excellent home and lifestyle business



Easy to operate business model with retail area extending to 90m²

Highly attractive and modern 4-bed owner's accommodation

Large double garage with spacious parking

Private garden and decking areas

Grounds extending to circa 0.5 acres



DESCRIPTION

Contin Village Stores is a popular convenience store which benefits from an exceptional roadside trading location. The original building was constructed in the 1950's and was fully renovated around 2008 giving a present modern feel. The large double garage was added to the property at this point. An extremely appealing feature of the sale is the superb 4-bedrooms owners' accommodation which is adjoined to the business through a lockable interlinking door to the rear of the shop. The substantial property is set over circa half an acre with mature garden areas to the front and rear.

Internally, the shop, which extends to 90m² contains large refrigerated and freezer display cabinets, and a range of flexible and free-standing display fittings. A spacious sales point with cigarette counter and till, is located to the front of the store which provides an ergonomic focal point for serving customers efficiently. A stock storage room is located to the side of the store and a staff W.C to the rear. There is also ample external secure storage.

REASON FOR SALE

The current owners purchased the property in 2020 and due to a change in their personal circumstances they now wish to sell this fantastic business and lifestyle opportunity.



TRADE

Situated on the hugely popular NC500 route, Contin Stores benefits from a high level of passing trade year-round, with a spike in activity during the main tourist season from April to October. The business generates a strong turnover which results in a commendable level of profitability. Excellent signage highlights the fact that Contin Village Stores is the last stop before reaching Ullapool on the busy A835.

Trade was traditionally driven through grocery and news agency sales; however, this has evolved over recent times to include fresh, hot and cold foods / beverages and tourism merchandise, which together, have proved to be hugely popular with both locals and passers-by. Other items for sale include, but are not limited to, fresh, chilled and frozen grocery items, greeting cards, bakery lines, soft and alcoholic drinks, tobacco, newspapers / magazines and confectionery. The store is also a supplier of LPG gas tanks up to 47kg.

The store provides for the needs of the many visitors to the area and is supported by local residents. Contin Stores is adjacent to Riverside Chalet Campsite and Contin Woods which attract visitors and dog walkers, increasing footfall to the business. There is scope to extend opening hours further, thus increasing profitability.

OPENING HOURS

The business trades:

- Monday to Friday 6am –7pm
- Saturday 7am–6pm
- Sunday 8am– 5pm

With slightly shorter weekend hours during the Winter season.

STAFF

At present, the owner's work part-time within the store, employing part-time staff to cover the remainder of the shifts. It is conceivable that a new partnership could come in and undertake more of the work, therefore increasing profit further.

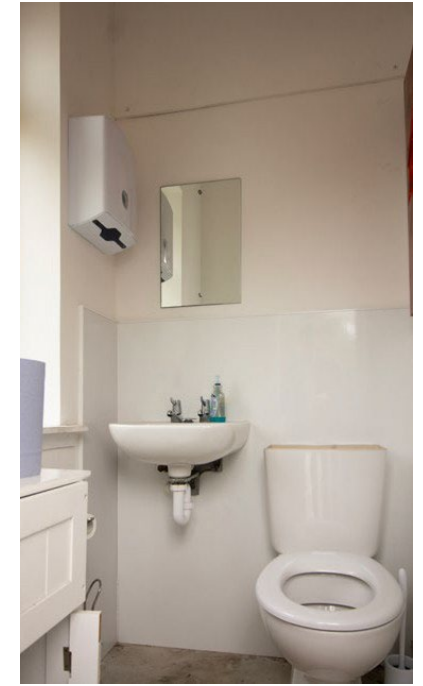
LOCATION

The shop is located in the village of Contin, which has also a petrol station, church, hotels, B&Bs, and a campsite next door, together with a range of other facilities. It is approximately 8 miles from the market town of Dingwall, which offers a selection of shops including a 24-hour supermarket, petrol stations, post office, public houses, hotels, restaurants, leisure centre and local schools. There is easy access onto the main trunk road to Inverness City Centre (approximately 18 miles away) which offers a more comprehensive range of amenities. Bus services run to Dingwall and Inverness. Contin offers fantastic attractions for nature lovers, with Rogie falls, Ben Wyvis and Achilty Forest within close proximity.

The shop ideally located on the hugely popular NC500 tourist route which is massively used by holiday makers to explore the Scottish Highlands. This also has excellent access to the beautiful West Coast, Plockton, Inverewe, Ullapool and Gairloch. A 38-mile drive West through magnificent scenery leads to the quaint fishing port of Ullapool, where the ferry departs for Stornoway. Then, just 3 miles away, lies the Victorian spa village of Strathpeffer, complete with an 18-hole golf course. The picturesque village of Contin makes a popular tourist destination today with an abundance of walks and cycle tracks. Fishing, golf and winter field sports are amongst other pursuits attracting guests to this welcoming area. There is salmon fishing available at nearby rivers Conon and Blackwater and trout fishing available on a number of local lochs. Tourists travel to appreciate the spectacular Highland scenery whilst ornithologists and naturalists discover a world of birds and wildlife to enjoy. Contin makes a good base for touring, whether in pursuit of a whisky trail, Scottish Castle or a visit to the mysterious Loch Ness.







THE PROPERTY

The store was originally constructed in the 1950's, though was completely renovated around 2008 to provide modern and comfortable owners accommodation. The house is constructed with timber frame with rendered blockwork and slate roof. The property is triple glazed throughout and has had an oil-fired boiler system. This 1½ storey property has residential elements set over two floors with the retail unit situated on the ground floor only. The property presents well.

TRADING AREAS

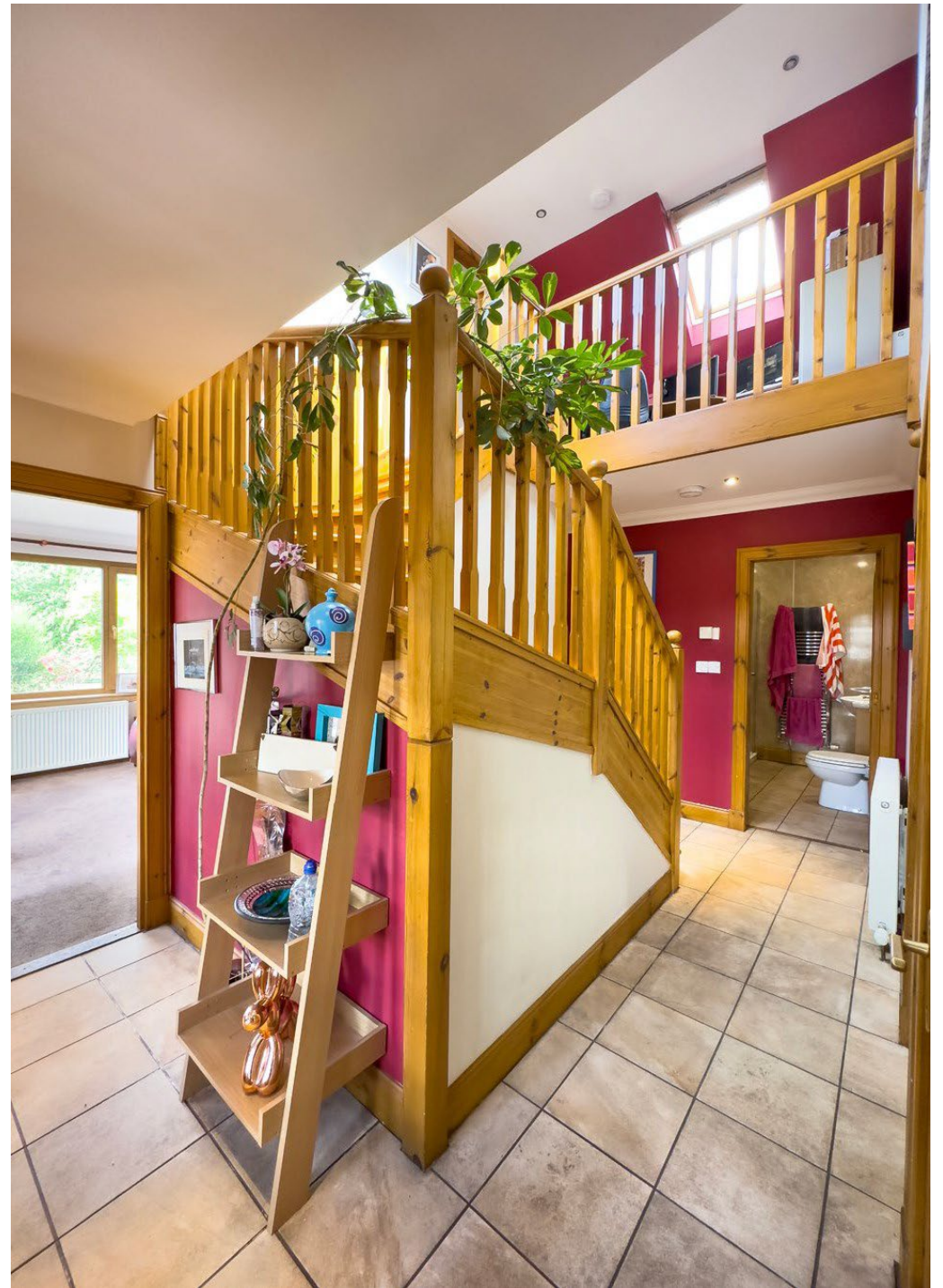
From an extremely prominent roadside location in the village, the premises have an excellently signed and attractive looking wooden frontage. There is a great level of parking to the front of the shop. The entrance to the trading aspects is at street level ensuring ease of access. Internally, the business is presented utilising a good range of flexible fixtures and fittings including free-standing displays. The main sales counter is situated on the right, immediately inside the main entrance, providing sensible control of the sales area and facilitating good customer service. Further into the store is a wide range of shelving and merchandised racking including refrigeration and freezer units. To the rear aspects there are staff toilets and to the left there is a separate store and preparation area.

OWNERS ACCOMMODATION

One of the sale's most attractive feature is the substantial and modern owner's accommodation, rarely is such a well presented home available with such an excellent trading opportunity. Access to the owner's accommodation is gained through a private entrance on the East side of the property. There is also an internal door allowing direct access into the store.

This 4-bedroom home is set over two floors with stunning views to its rear aspects. Upon arrival through the private entrance, there is a fully glazed vestibule area with ample space to store coats and boots. Through a glazed inner door is a spacious hallway wrapped around an open stair, with views up to the balcony situated on the upper floor. The hall provides direct access to all ground floor rooms. It is obvious from entry to the property, that the fixtures and fittings are of an extremely high standard giving a feel of quality throughout.

The ground floor consists of a comfortable family lounge with double-aspect windows, filling the room with a copious amount of natural sunlight and offering stunning views of the garden and distant mountains. From this cozy room, patio doors lead to an attractive decking area.







There is also a bright and spacious kitchen with an island breakfast bar that separates the functional kitchen areas from the dining area. The kitchen has both floor and wall-mounted units, providing ample storage and work surfaces. The appliances, fixtures, and fittings have been modernised. Between the kitchen and the store, there is a small hallway with a storage cupboard equipped with a washing machine and tumble dryer. The dining area is set around a large dining table, and the open-plan kitchen/dining area has extensive windows that afford plenty of natural light and views of the front garden.

Also on the ground floor, is the spacious master bedroom, which has built-in fitted wardrobes. Adjacent to the master bedroom is a large family shower room. A second bedroom/study is also located on the ground floor. Off the hallway, lie two large cupboards.

The property possesses an attractive and striking solid wood open staircase which leads from the hall up to the first floor and a further two double bedrooms. The adjoining and spacious landing space is currently configured to an office facility. In addition to the gable windows, roof lights windows are fitted throughout the upstairs, providing bright and airy spaces with views to the countryside.









SERVICE AREAS

The premises are exceptionally well laid out to support the trading aspects of the business. To the rear of the trading area is a staff W.C. Externally, there is a storage shed for general goods and a yard which stores bottled gas.

GROUNDS

The business and home present a substantial property with a large footprint, on a prominent roadside frontage extending to circa 0.5 acre. The shop has parking to the front which would comfortably accommodate 10 cars, offering ample space for LGVs and motorhomes. To the West side of the property is shared access to the local campsite.

The owner's garden is enclosed by wooden fencing, both at the front and rear of the property. Both areas are mainly laid to lawn with shrubs around the perimeter. The rear garden has an extremely attractive slabbed seating area with water feature and green house. On the East side of the house is a tarred drive, leading to a large double garage. To the side of the drive are a kennels and a dog run. The garage has an attic which has been laid out as a 1 bed flat, consisting of the living / kitchen area bedroom and shower room. This does not have any statutory approvals. It should be possible to gain the required statutory approval, though modification works will be required to achieve this, such as separating the stair from the garage and making a new access from the garden into the stair enclosure, other modification may also be required. A purchaser will need satisfy themselves of the works required prior to purchasing. The owners also have a deck area next to the main access into the house, which is a lovely and tranquil location to sit and have a coffee.

SERVICES

The property benefits from mains electricity, water and drainage. All kitchen appliances are electric. Heating is from an oil-fired central heating system. The store has an alarm system and CCTV cameras.

EPC RATING

The Energy Rating of the Shop is 'F' and the rating of the house is 'D'.

LICENCES

The business operates a licence under the Licensing Scotland Act 2005 and a copy of this will be made available to interested parties post viewing, reference HC/CSR/0286.



ACCOUNTS

Full trading figures will be made available to seriously interested parties post viewing.

PRICE

A Guide Price of £450,000 is invited for the heritable property and trade contents (according to inventory), excluding personal items. Stock to be purchased by independent valuation.

RATEABLE VALUE / COUNCIL TAX

The rateable value of the property is £6,000 (effective from 01 Apr 2023) and benefits from 100% discount under the Small Business Bonus Scheme for eligible businesses. The house has a council tax banding of 'D'.

DIRECTIONS

See Map Insert. The What3 words reference is ///importers.shopping.chosen.

FINANCE & LEGAL SERVICES

ASG Commercial Ltd is in touch with several lenders who provide specialist business finance. We will be delighted to discuss your financing requirements with you and make an appropriate introduction. We have access to a large team of legal experts who can act in all legal matters arising.

VIEWING

All appointments to view must be made through the vendors selling agents:

ASG Commercial Ltd, 17 Kenneth Street, Inverness, IV3 5NR

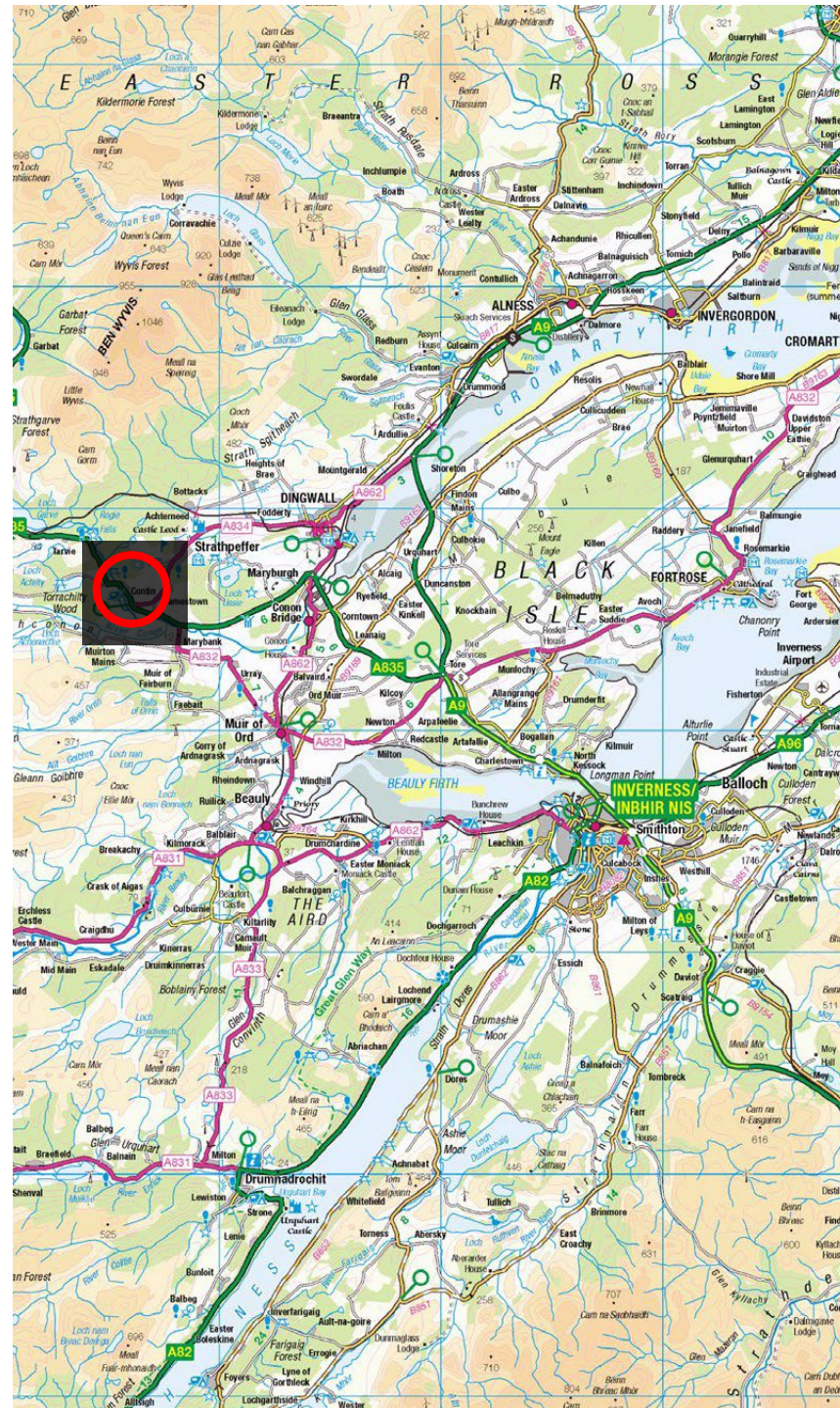
T: 01463 714757 (5 Lines)

E: info@asgcommercial.co.uk

W: www.asgcommercial.co.uk

OFFERS

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date if one is set.



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