



Offers Over  
**£220,000**  
(Freehold)

**Newsbeat Newsagents,**  
32 Princes Street, Thurso, KW14 7AA





Attractive retail unit extending to around 132m<sup>2</sup>

Prominent frontage with large display window

Located on a busy pedestrian route in the centre of Thurso

Ideal location to own a profitable newsagent

Opportunity to develop trading levels and profitability







## DESCRIPTION

Newsbeat Newsagent is ideally located in a single storey detached property in the heart of Thurso. The business comprises as well-stocked newsagent as well as offering takeaway ice cream, hot food and fresh coffee. This flexible retail unit is located centrally on Princes Street, Thurso.

The street level internal aspects are mainly open plan and benefit from a well-appointed welfare / storage area located to the rear. The property and business are being sold as a going concern. The building has an excellent and flexible sales area, extending to circa 132m<sup>2</sup>.

## TRADE

The business has a solid year-round trade with peak trading in the holiday season when it benefits from the influx of tourists to the area. A high level of passing trade further enhances turnover. During the winter months, the owner has developed the support of locals thus benefitting from a solid level of income. The business generates a consistent profit but could be operated to a higher level with extended opening hours and considering some inward re-organisation to maximise returns. The shop is currently run by the owner's family with one member of staff. Currently it operates 7 days per week from 07:00 until 13:00. It is well positioned locally being one of the main suppliers of delivered newspapers throughout the region.



Merchandise includes fresh produce and drinks, general grocery items, chilled items, ice cream, newspapers, stationery and magazines to name but a few. The present trading configuration makes it an easy-to-operate business and provides scope to adjust the range of goods and services should new owners wish to do so. Internally, all areas are easily accessible with all sales areas being intelligently laid out utilising a modern range of shelving units and display stands. The sales counter is situated to one side of the main entrance affording excellent control of the shop. The business benefits from a fully operational EPOS system.

## REASON FOR SALE

The vendors have owned Newsbeat Newsagent for several years. It is their desire to retire from the newsagent business and follow other unrelated business interests that brings this excellent opportunity to the market.

## LOCATION

Thurso lies on the north coast of Caithness and is an attractive coastal town with a harbour, bustling main street, lovely beaches and excellent local services. Situated on the busy North Coast 500 route, the main route from Inverness to Scrabster passes through Thurso, passing the entrance to the property on Princes Street.

The town has a good mix of traditional shops, cafes, bars and restaurants and the well-known River Thurso flows through the town attracting salmon fishers from all over. The area is also well known for surfing, hosting surfing championships, as well as offering various other outdoor pursuits. There are lots of things to do and see in Thurso, including the five-star visitor attraction, North Coast Visitor Centre, and many other places of interest. The area also benefits from an attractive sandy beach with spectacular views across to Orkney and Dunnet Head.

For golfers there are a couple of great courses, the renowned course at Reay and locally, Thurso golf club is located just outside the town. Natural attractions such as the National Nature reserve at Loch Fleet is on the doorstep. Tourists include walkers, winter-sports enthusiasts, cyclists, bird-watchers, motorcyclists and fishermen. Local events and the position on North Coast 500 are also a great draw to the area.

With a population of circa 8,000, the town provides both a primary and secondary school as well as tertiary education. The town is connected by road and rail to Inverness to the South and the town of Wick to the East.

## THE PROPERTY

Newsbeat Newsagent is a standalone building with excellent visibility to passing trade on Princes Street. The inviting shop frontage is fully glazed with a large, picture window frontage, thus enjoying natural lighting and a clear line of sight from the pavement. The sales area is rectangular in shape, with an office, store and staff welfare in the rear quarter of the floor area.

In addition to the shop retail area there is a WC, store and office, all located to the rear of the unit. The subjects are split into two sections: the main retail area (extending to about 82m<sup>2</sup>) and staff accommodation (extending to around 50m<sup>2</sup>). The property is on the ground floor only and has direct access from the pavement.

## SERVICES

The unit benefits from mains electricity, water and drainage.

## PRICE

Offers over £220,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock to be purchased at cost valuation.

## EPC RATING

This property has an Energy Performance Rating of 'tbc'.

## TITLE NUMBER

The property has a title number of CTH3719

## DIRECTIONS

See map insert. What3words reference IS ///school.pixies.escalates

## RATES / COUNCIL TAX

The property has a business Rateable value of £7,250 reference number 01/01/664195/7 (April 2026) but benefits from a 100% discount under the Small Business Bonus Scheme with a net Liability of £zero for eligible businesses.

## PLANS

An indicative title and floor plan are available upon request from the selling Agents ASG Commercial Ltd.

## FINANCE & LEGAL SERVICES

ASG Commercial Ltd is in touch with a variety of different lenders who can provide specialist finance. We will be delighted to discuss your financing requirements with you and make an appropriate introduction where appropriate. We also have many contacts in the legal profession who can assist in all legal matters arising.

## VIEWING

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

ASG Commercial Ltd, 1  
Cromwell Road,  
Inverness, IV1 1SX  
Tel: 01463 714757  
E: [admin@asgcommercial.co.uk](mailto:admin@asgcommercial.co.uk)  
Web: [www.asgcommercial.co.uk](http://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, should one be set.



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