



- Established traditional sweet shop
- Prime Aviemore location in leased premises
- Profitable business with huge growth potential
- High-quality, immaculate fit-out with strong, recognisable branding
- Excellent business benefitting from 4.6 Google rating
- Opportunity to develop trade by extending operating hours and online sales
- Benefits from year-round trade



## Description

Youngs Auld Sweetie Shop offers an excellent opportunity to acquire a profitable and well-established business in the Highlands. Located in the popular town of Aviemore, the shop benefits from strong year-round tourist footfall along with a loyal and supportive local customer base.

The premises are presented to a high standard and are thoughtfully arranged to showcase the wide range of quality products available. The business is already trading successfully and offers clear scope for new owners to further increase turnover and profitability.

## Trade

The business enjoys strong year-round trade, benefiting from Aviemore's reputation as a popular all-season tourist destination and the consistent visitor numbers this brings.

The Aviemore shop has traded successfully since 2013 and is currently operated on a day-to-day basis by an experienced manager and dedicated team. Opening hours are Monday to Sunday, from 10:00 am to 5:30 pm.

Branding is consistent and centred around a wide selection of high-quality sweets, complemented by excellent customer service. The product range

includes popular favourites such as Pick 'n' Mix, handmade fudge and chocolates, traditional chocolate bars, and a large assortment of classic bagged sweets.

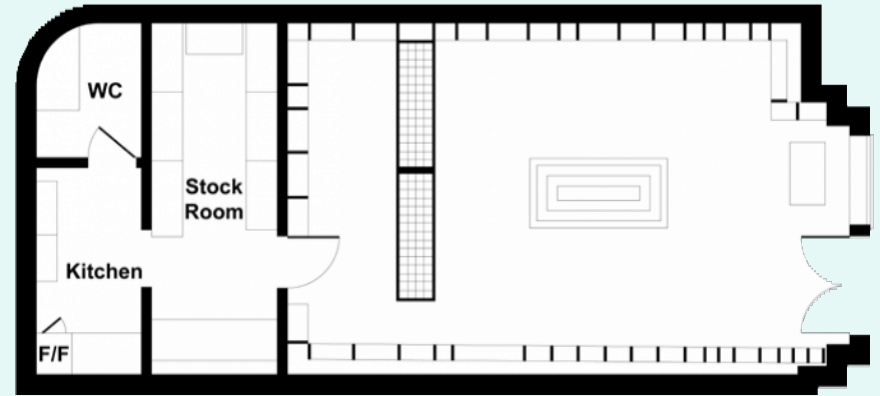
The shop also offers products from Scotland and around the world, including imported liquorice and traditional soft drinks.

## Reason For Sale

The vendors have owned the Auld Sweetie Shop business since 2013 and it is their desire to retire that brings this excellent business to the market.



## Youngs Auld Sweetie Shop – Aviemore



### Location

Aviemore is one of the most prominent tourist centres in the Scottish Highlands, making it an attractive location for retail and hospitality businesses. Situated within Cairngorms National Park, the town benefits from strong year-round visitor numbers drawn by outdoor recreation and the surrounding natural scenery.

Tourism is a key driver of the local economy, with winter sports at nearby Cairngorm Mountain complemented by walking, cycling, and outdoor pursuits during the warmer months. This creates consistent footfall for businesses throughout the year.

Aviemore also benefits from excellent transport links, sitting on the main A9 between Inverness and Perth, and having its own railway station. These factors combine to make the town a highly desirable trading location for commercial enterprises.

### The Property

This well-established business operates from a ground floor retail unit within a modern terrace of shops, featuring a large double display window and fully glazed double doors for excellent frontage and natural light.

Positioned alongside complementary businesses, it benefits from consistent footfall.

The unit extends to approximately 45 m<sup>2</sup> sales floor and an 11 m<sup>2</sup> service area. It includes a spacious sales area, stock room, kitchen, WC, storage with shelving and racking, and staff welfare facilities.

The business boasts recognisable branding and a strong local reputation, built on loyal repeat custom. With a high-quality, immaculate fit-out, it offers a profitable trading opportunity with potential for growth and development.

### Development Options

There are numerous opportunities to further develop the business, including expanding into online sales, extending opening hours, and operating a mobile sweet cart at shows, fairs, weddings, or baby showers.

Additionally, there is potential to acquire a sister shop in Inverness, creating a wider regional presence and further growth.

### Accounts

Accounts and other financial information will be made available to seriously interested parties following viewing.

## Lease

The property is let on a 5-year lease, which is due to expire in February 2027. We understand that the landlord may be open to extending the lease should the incoming tenant or purchaser wish to secure longer-term occupancy.

## Services

The unit benefits from mains electricity, water and drainage.

## Price

Offers over £49,500 are invited for the leasehold interest excluding stock which is sold at valuation.

## EPC Rating

The property has an Energy Performance Rating of 'F' reference number 0912-1258-6339-7470-2024.

## Directions

See map inserts. What3words reference is /// butterfly.warping.blanking

## Rates / Council Tax

The property has a business rateable value of £17,250 reference number 07/04/169483/2 (April 2023) and could benefit from some discount under the Small Business Bonus Scheme 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

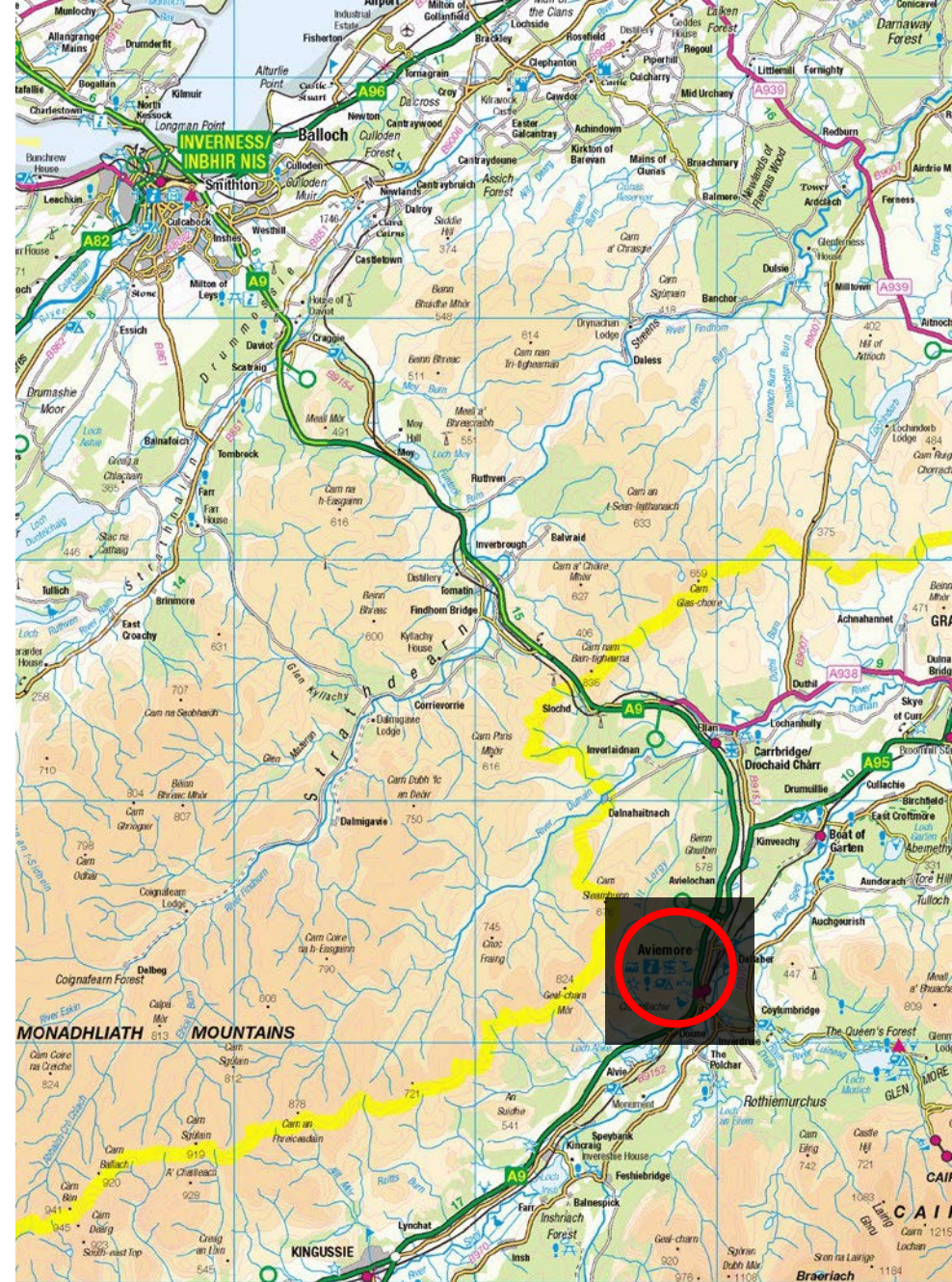
Tel: 01463 714757

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.



1 Cromwell Road

Inverness

IV1 1SX

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