



Ashton Stores, 124 Albert Road, Gourock, PA19 1BU

£25,000 Leasehold For Sale

Summary

This well-established convenience store leasehold is available to purchase.

Set within the heart of Gourock with a captive audience and offering superb visibility from the A78 main road with high summer footfall from tourists and ferry passengers travelling to Argyll and Bute.

Due to the lack of available convenience stores in the west of Scotland, early viewing is recommended, with the property owner open to a new 10-20 year lease.

Features

- Rarely Available Leasehold
- 100% Rates Relief Available
- Long-Established Convenience Store
- New 10-20 Year Lease Available
- Alcohol Licence In Place
- Fixtures,/Fittings/Stock Included
- High Footfall
- Surrounded by Residential Dwellings
- Located Next To Spinnaker Hotel
- Western Ferries - 3 Minute's Drive
- Gourock Town - 3 Minutes' Drive

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Property Overview

Ashton Stores is located on Albert Road in Gourock, adjacent to The Spinnaker Hotel and the site of the former Firth Hotel, where a new residential development is underway. The licenced premises boasts a prominent spot on the main promenade.

The subjects comprise a single-storey retail unit with traditional construction. With established delivery runs for newspapers, a premises licence, a National Lottery machine, and a cigarette licence, the subjects offer good potential for further growth into complementary areas and extended opening hours.

Located close to Gourock Yacht Club, Ashton Stores is surrounded by residential dwellings and is the only convenience store within 0.6 miles. On-street parking is also available for customers.

This, therefore, creates a fantastic opportunity for a business to position itself with high visibility and footfall and take the business forward, with extended operating hours and increased investment.

The Leasehold asking price is £25,000 which includes all fixtures and fittings, as well as current stock, with the option to create a new 10-20 year lease with the owner, with the annual rental being £7,200.

The shop front is of traditional construction, with windows across the front of the unit allowing natural light in, with one entrance door. There is a Nescafe Coffee Machine internally, alongside several fridges and chillers, as well as a National Lottery point which is long-established.

The property is set across three levels, with each level offering different displays to sell items and runs the full length of the store with a counter and till area attached at the entrance. A staff toilet is on the first level, with a small office to the rear on the second level.

Our client has advised that all equipment within the shop is owned outright and will be part of the sale. The current lease is due to come to an end when the current tenant vacates. The landlord is open to negotiation of a new long-term lease for the new proprietor.

View Online



360° Tour

