



SPAR



Link Road

Pay Point



THE LOCATION OAKLEY

DUNFERMLINE, FIFE, KY12 9RU

Oakley is a small village approximately 5 miles (8km) west of Dunfermline. Within the village there is a local primary school, library, shopping for everyday requirements and a public house. There are regular bus services connecting directly to Dunfermline. For the commuter, easy access can be gained to both Kincardine and Forth Bridges. For those who enjoy the outdoors, The Oakley and Comrie burns run together through the village and form delightful countryside walks alongside.



6 LINK ROAD

OAKLEY, DUNFERMLINE, FIFE, KY12 9RU

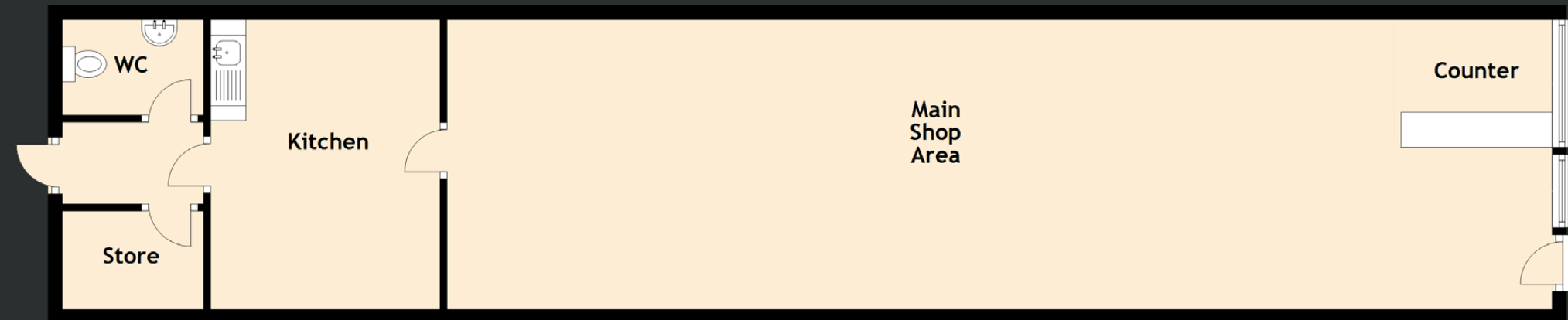
AN EXCELLENT OPPORTUNITY TO PURCHASE A SUCCESSFUL CONVENIENCE STORE IN A GROWING COMMUNITY

The sale of Spar Licenced Grocers offers a rare opportunity to purchase a high quality, profitable business which has been trading successfully for the last ten years. It benefits from its excellent location within the main town and has placed itself very firmly within town life offering both its retail customers and wholesale clients an exceptional level of choice and real service seven days per week.

The business comprises of a ground floor retail unit in a prominent town centre location. The premises are currently being used as a convenience store with off-license and lottery but could be transformed to meet each individual purchaser's needs and requirements. Internally the unit is laid out to provide a sales area to the front with storage area and toilet facilities to the rear.

The retail section has been well designed with the main shop floor and ample shelving areas.

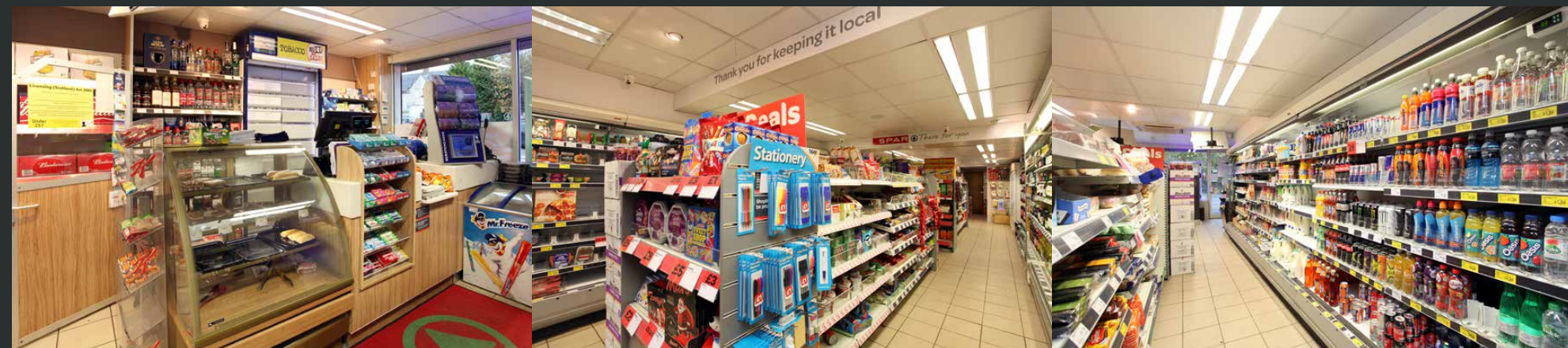


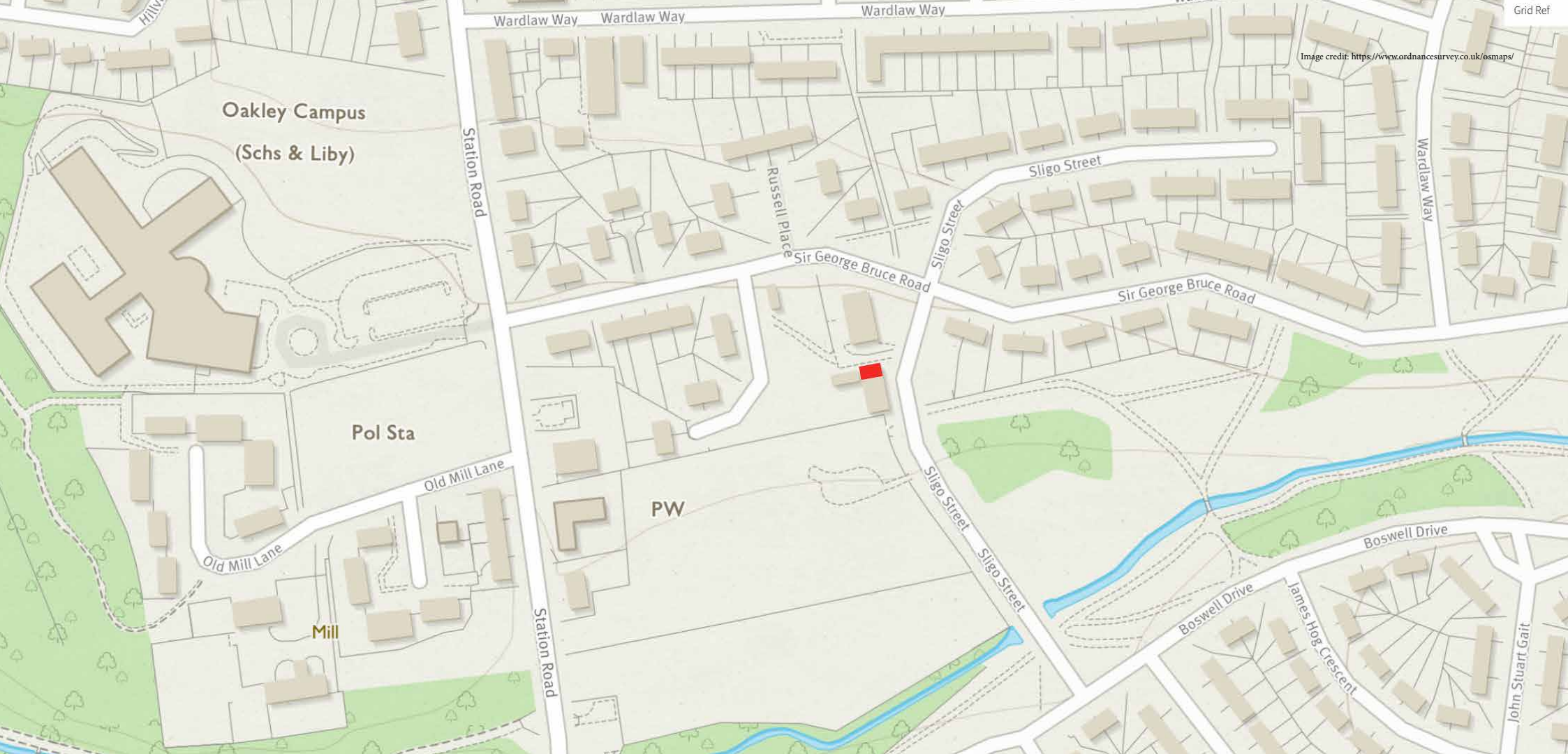


Approximate Dimensions
(Taken from the widest point)

Main Shop Area	15.65m (51'4") x 4.10m (13'5")
Kitchen	4.10m (13'5") x 3.25m (10'8")
WC	1.50m (4'11") x 1.35m (4'5")

Extras (Included in the sale): All fixtures and fittings.





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Part
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