

WATSON'S NEWSAGENTS

141 Rosslyn Street, Kirkcaldy, Fife, KY1 3HT

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Kirkcaldy, 'The Lang Toun' is one of Fife's principal towns and provides a wide range of retail, cultural and leisure services as well as primary, secondary and further education at the Adam Smith College.

A thriving Fife town to the north of Dunfermline and the Forth Bridges, Kirkcaldy has excellent shopping facilities including the Mercat shopping centre. In addition, Kirkcaldy has four secondary schools and twelve primary schools.

One of the great attractions of Kirkcaldy is its excellent commuter network with the rail station and good arterial connections: Edinburgh (25miles), Glasgow (46), Dundee (29), Perth (35) and Edinburgh Airport (18) are all within easy access via road and rail.

Within a stone's throw away from the business there is ample business opportunities with Viewforth secondary school and Bookers cash and carry located within Randolph industrial estate. There is a range of leisure facilities in Kirkcaldy such as a swimming pool, an ice rink, and two golf courses.



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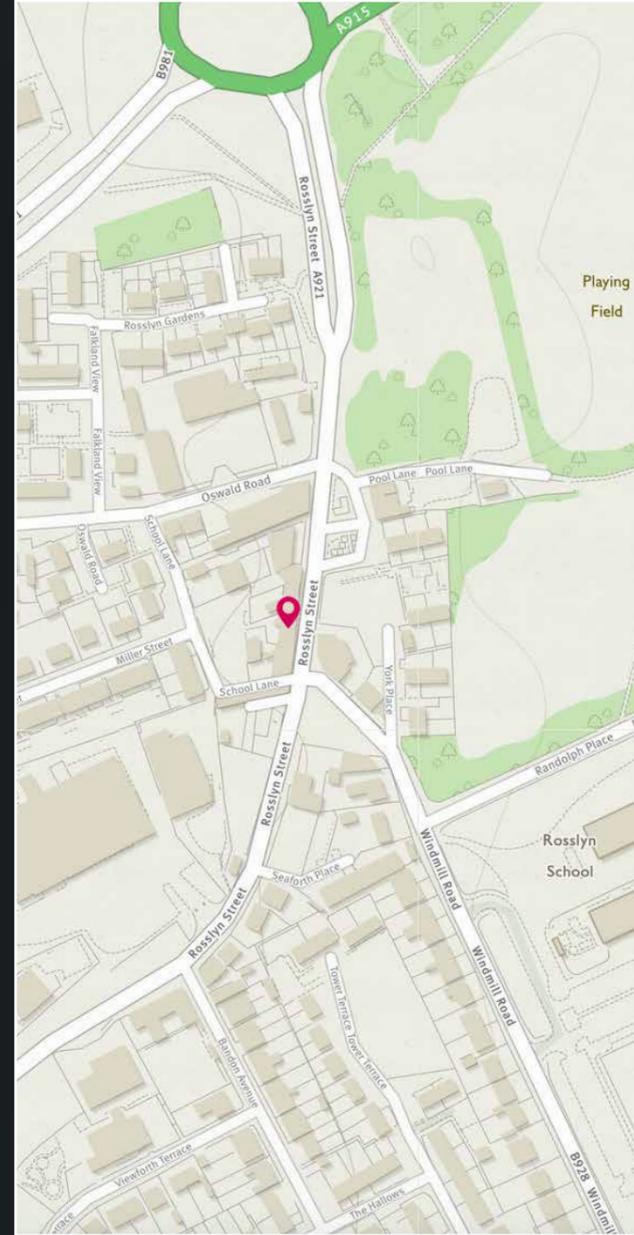
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McEwan Fraser Legal are delighted to bring to you the leasehold sale of Watsons Newsagents store. Offering a rare opportunity to purchase a high quality, profitable business which has been trading successfully over the years. It benefits from its excellent location within the Lang Toun on the main street. It is placed firmly within town life offering both its retail customers and wholesale clients an exceptional level of choice and service seven days per week.

Watson's Newsagents offers a range of hot & cold food along with all your everyday grocer needs and confectionary as well as providing a delivery service. Pay point is installed and customers can enjoy a coffee or slush puppy. Bookers cash & carry is situated five minutes from the store along with RBS and windmill campus school. A new housing estate is being built in close proximity alongside the other residential areas of the Newsagents. The business has great potential to expand its operations with for example; Off-licence, National Lottery, extended opening hours, outside eating area to the rear and the potential to join just eat delivery service.

Watson's Newsagents provides a great opportunity for new owners to start trading immediately and benefit from running an already well-established business. The business is trading exceptionally well with space still to expand. As a start up with a first year turnover of 15k to a second year of 80k you can see how much the business has grown.





Approximate Dimensions (Taken from the widest point)

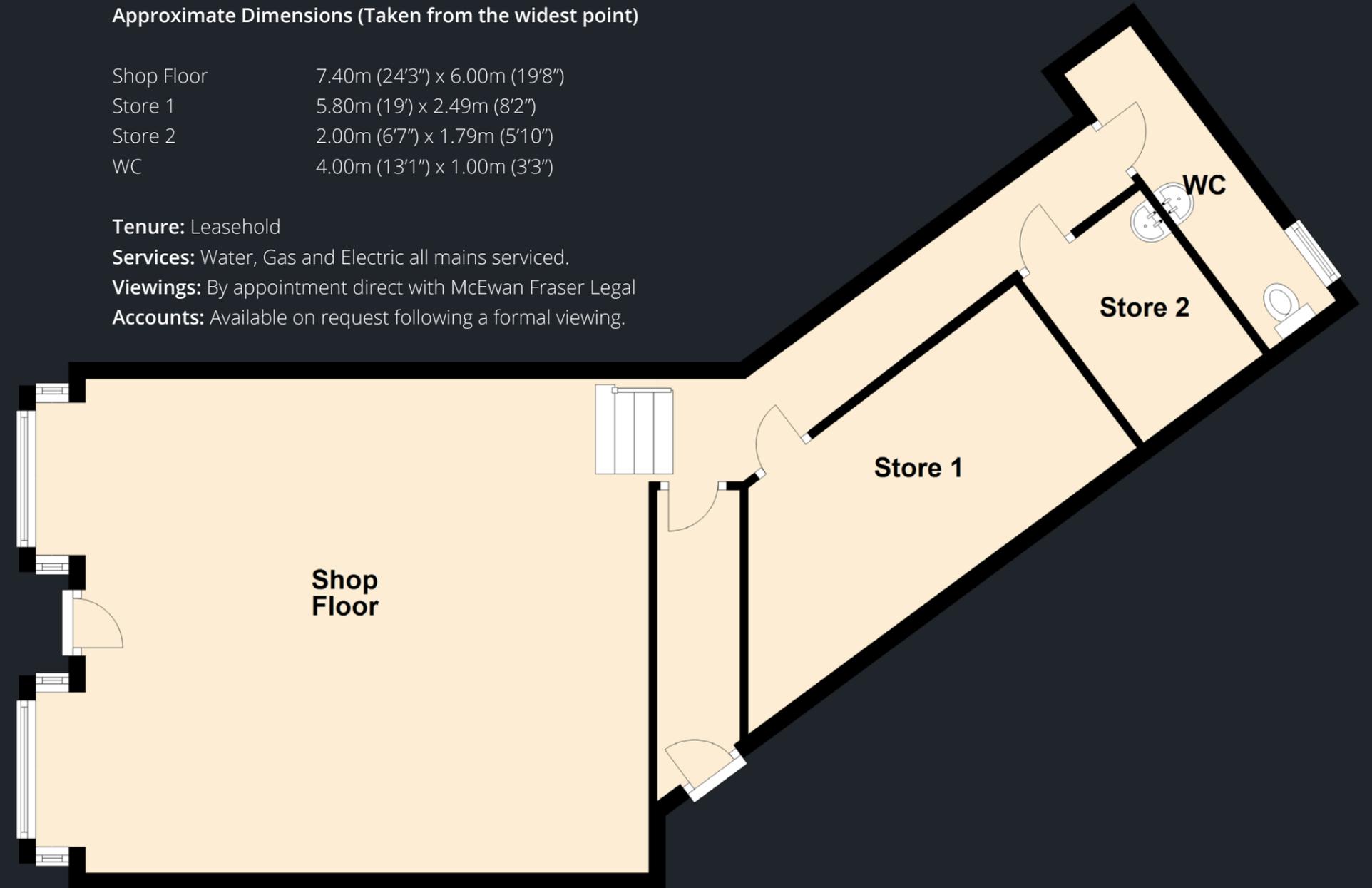
Shop Floor	7.40m (24'3") x 6.00m (19'8")
Store 1	5.80m (19') x 2.49m (8'2")
Store 2	2.00m (6'7") x 1.79m (5'10")
WC	4.00m (13'1") x 1.00m (3'3")

Tenure: Leasehold

Services: Water, Gas and Electric all mains serviced.

Viewings: By appointment direct with McEwan Fraser Legal

Accounts: Available on request following a formal viewing.






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**Part
Exchange
Available**

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Text and description
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Surveyor



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Photographer



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