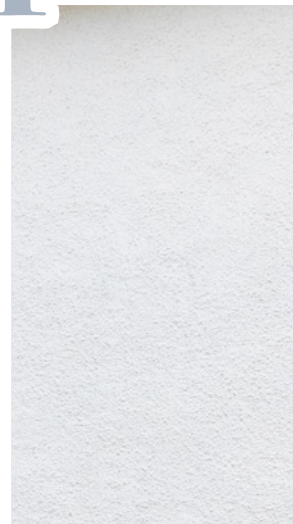


THE GLENELG SHOP AND HOUSE

KIRKTON, GLENELG, KYLE, IV40 8JR

Glenelg Shop and House

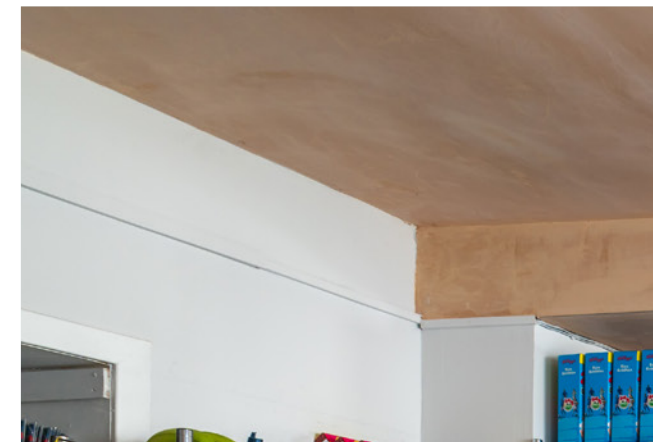
GLENELG, KYLE, IV40 8JR



The Shop

McEwan Fraser Legal is delighted to present to the market Glenelg Village Shop and House. Built around 1720 and now a thriving, licensed convenience store and three-bedroom family home located in one of the Scottish Highlands most popular villages.

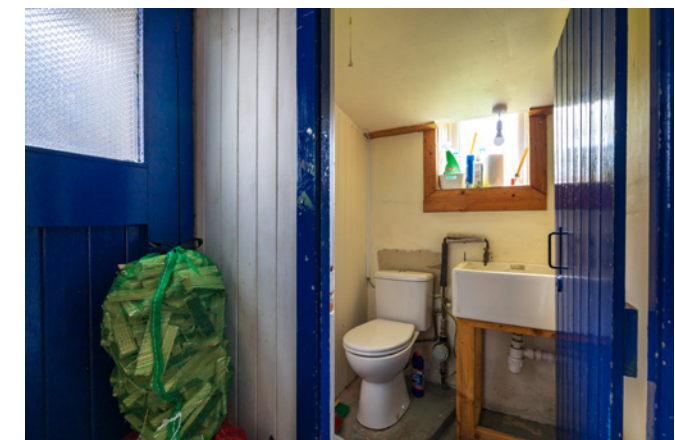
The shop has recently undergone a full refurbishment and offers the new owner a profitable 'turnkey' investment opportunity. The business operates successfully all



year round and enjoys a strong spring and summer trade thanks to the influx of tourists to the area during these months. Turnover has been in excess of £400,000 over the past few years generating a strong profit. The current trading hours are Monday to Saturday 9am-12.30pm / 2pm-5pm with the potential to extend the opening hours and increase turnover. The hours are managed by two full-time members of staff and seasonal staff when required.



The shop currently offers a wide selection of essential groceries, chilled and frozen goods, fresh local produce, newspapers, bakery lines, soft and alcoholic drinks, tobacco, confectionery, household goods as well as luxurious gifting from local and Scottish suppliers. The shop accommodation comprises a spacious main shop floor/retail area with shelving, display units, fridges and freezers and vintage central display table. A lower retail shop floor area offers additional retail space for non food items as well as a desk area for customer collections and office space. In addition to the retail space there is a large stock room, staff WC and rear exit. The operation of the business runs smoothly thanks to the recently installed operating system (iZettle) and an additional till area which includes 2x iPads, 2x barcode scanners, 2x Bluetooth receipt printers and 2x card readers. The shop also has a linked fire alarm system and CCTV throughout.



Glengelg Shop and House

GLENELG, KYLE, IV40 8JR



The House

The owner's accommodation is situated to the side of the shop and is set over two floors. The property has its own access both front and back.

The accommodation comprises a welcoming vestibule leading into the spacious living room complete with brand new highly efficient wood burning stove. The living room then gives access into the spacious galley-style kitchen with ample floor and wall-



mounted storage units. To the rear of the property is a modern sunroom providing an excellent entertainment area for all of the family with stunning views over the garden to the hills beyond. Completing the ground floor accommodation is a handy utility / boot room area which provides an alternative entrance to the house and garden.

THE LOUNGE



SUN ROOM & KITCHEN



THE BEDROOMS



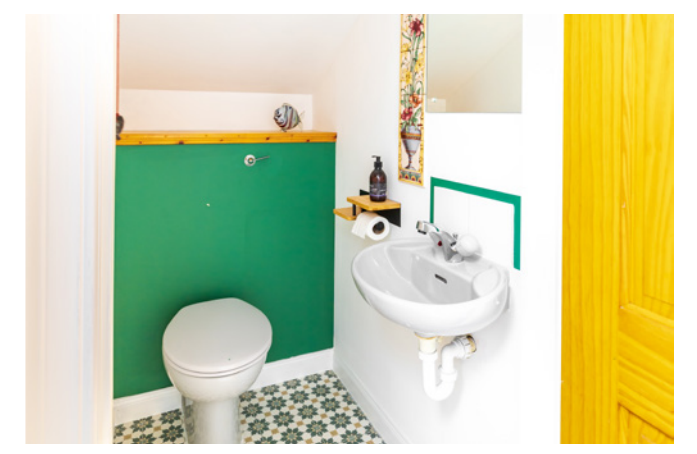
The main hallway provides access to the stairs leading to the first floor, where you will find a family bathroom with underfloor heating and a separate toilet. Further upstairs accommodation consists of three double bedrooms plus a nursery/dressing room leading from one of the front bedrooms. There is also a handy office space/cosy area leading to the rear bedroom. The accommodation is in excellent condition throughout having recently undergone a full refurbishment.



THE BEDROOMS

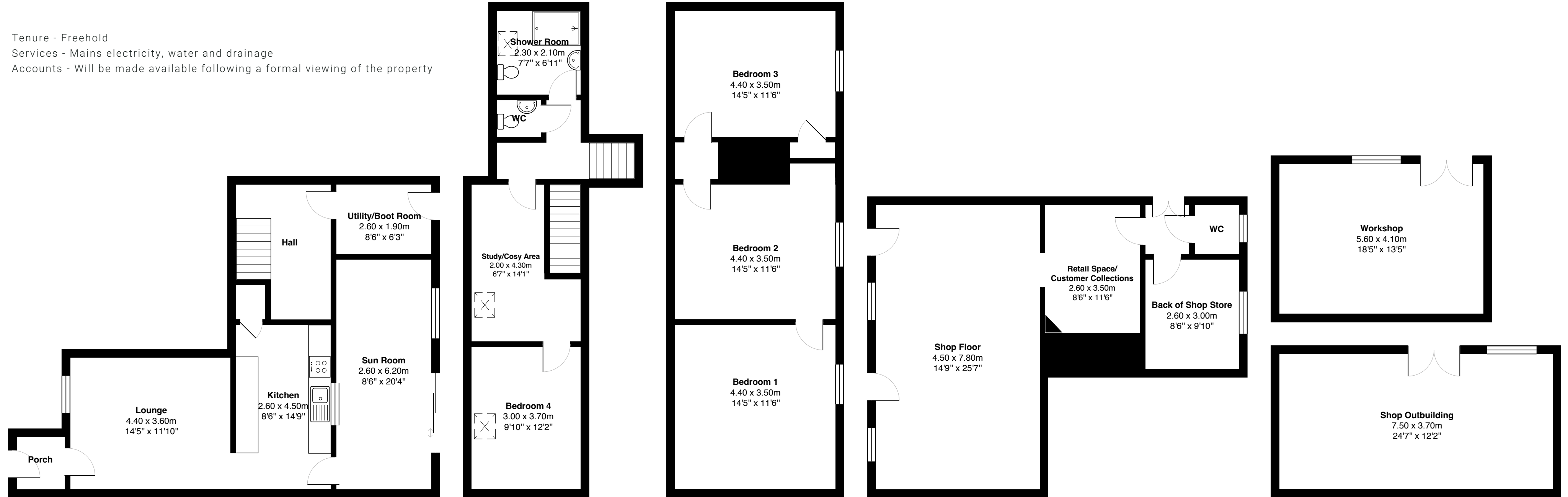


THE BATHROOMS



FLOOR PLANS

Tenure - Freehold
Services - Mains electricity, water and drainage
Accounts - Will be made available following a formal viewing of the property



THE EXTERIOR



Externally to the side of the property is access to the house and shop storage outbuildings. The garden grounds to the rear are completely private with livestock fencing, revealing fantastic views of grazing land and mountains including the distant Five Sisters of Kintail.

Overall Glenelg Shop and House is a well-established and highly profitable convenience/ gift store and family home. Located in a popular highland village and surrounded by some of Scotland's most spectacular hills, mountains and valleys. Offering a ready-made, excellent lifestyle business opportunity.





The Location

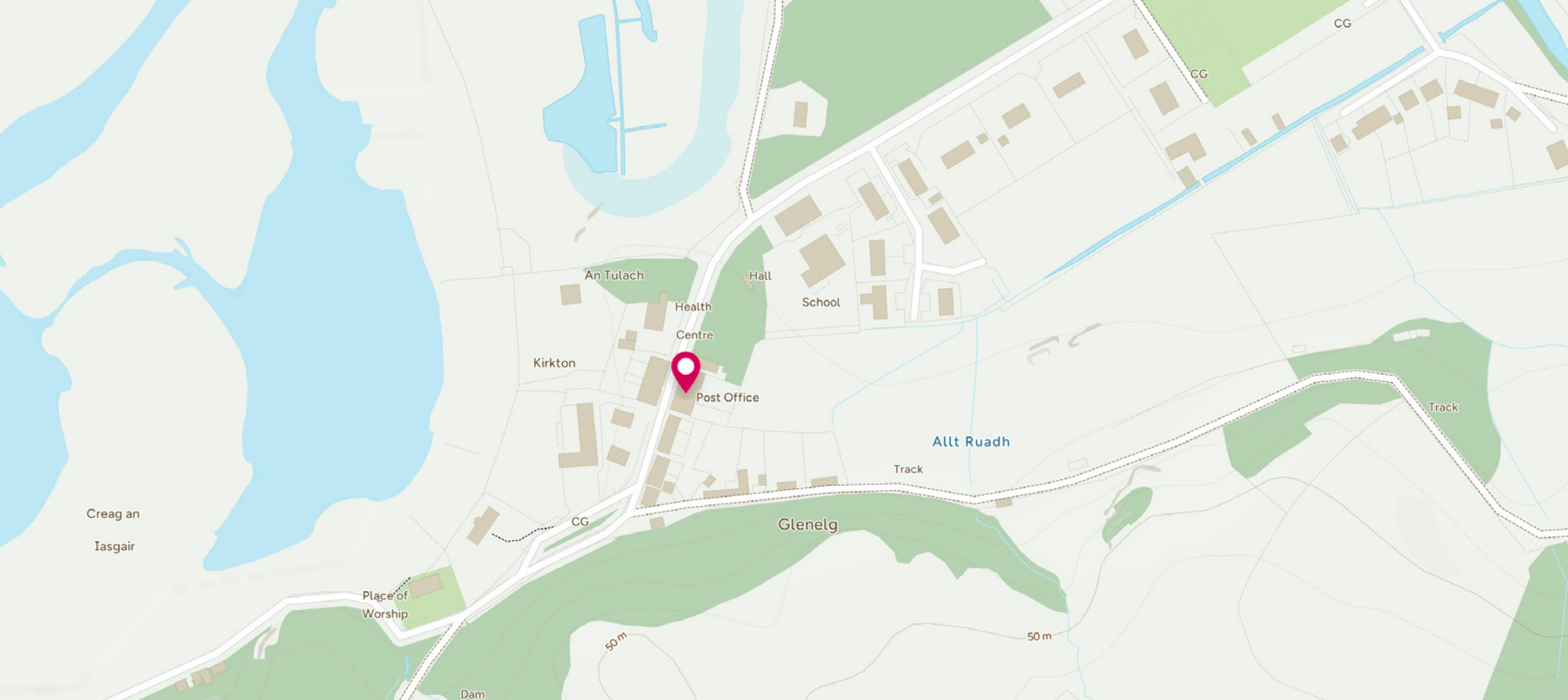
The village of Glenelg is located on the west coast of Scotland and is surrounded by stunning beaches and sheltered coves making the area popular with tourists and visitors to the area.

The area around Glenelg is a walker's paradise; there are many well know munros including the Five Sisters and Cluanie Ridge, which takes in seven Munros in one challenging hike.

The area offers some great diving, sailing and kayaking opportunities, Glenelg is a haven for the water-sports enthusiast. The village has an excellent primary school, village hall and medical centre. The popular



Glenelg Inn which is a magnet for locals and visitors throughout the year offers a cosy and welcoming atmosphere and lively music nights. Kyle of Lochalsh is about 25 miles away where there is a full range of shops and a supermarket.




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