



## **Strone Post Office & General Store, Strone, Argyll**



### **Offers in the Region of £85,000**

- ◆ Sub Post Office and General Store.
- ◆ Large Front Retail Area, Post Office, Storage Area, W.C.
- ◆ Benefits from Passing Trade.
- ◆ Caters for locals and tourists.
- ◆ Situated in seaside Village.

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Well established business which has been run by the current owner for over 11 years in much sought after village. Strone Post Office, located at the heart of the community, caters for both locals and the tourist trade and is the only one in the locality. The shop currently carries a wide range of stock (to be sold at valuation) including groceries, newspapers and magazines, cigarettes, beer, wine and spirits, confectionery and greetings cards. A variety of display racks, fridges, freezers and general equipment associated with the running of the business are included in the sale.

The current trading hours are  
7:30am - 6.00pm Monday, Tuesday, Thursday and Friday.  
7:30am - 1.00pm Wednesday, Saturday and Sunday.

The village of Strone sits on the shores of the Holy Loch a few miles from Dunoon. Strone Post Office is located on the Shore Road and offers outstanding views over the Holy Loch, Firth of Clyde and beyond.

The shop premises are set back from the road and parking is available to the front. Steps lead up to the substantial covered entrance housing Post Box. Storm Doors open on to further double doors. There are two large display windows offering partial views to Holy Loch, Firth of Clyde and beyond.

### **RETAIL AREA**

Bright and spacious Retail Area with shelves on either side and central shelved island displaying a wide variety of goods. Included in the sale are a selection of wall display units, small Coca Cola fridge and two chest freezers. Counter provides informal partition and additional storage. Cigarette display behind. Electric scales. Electric till. Variety of display units including wall units and free standing units. Vinyl floor covering. Three strip lights. Access to Staff Areas.

Note: the Cadbury counter display, the cigarette cabinet and the taller Coca Cola fridge are the property of manufacturers.

### **STAFF AREAS**

Access from Front Retail Area. Access to Storage Area and to Toilet. Access to Post Office. Shelving to walls. Alcohol products. Desk area. Small fridge. Vinyl floor covering. Sink unit with shelves. Door to Storage Area. Door providing access on Toilet Area.

### **STORAGE AREA**

Access from Staff Area. Concrete floor. Window to side. Light.

### **W.C.**

Window to side. W.C. and wash hand basin with electric geyser. Extractor. Overhead light. Concrete floor.

### **POST OFFICE AREA**

Glass enclosed on two sides. Partial vinyl floor tiles & concrete floor. Strip light. Shelves, counter area and desk area.

All Post Office equipment is owned by Post Office Counters Ltd.

### **ACCOUNTS**

Prepared accounts are held up to the period 2005/2006.

### **RATEABLE VALUE**

TBA.

This business benefits from 100% Rates Relief for rural businesses.

### **ENTRY**

Negotiable.

### **VIEWING**

Strictly by arrangement with the Selling Agents.

### **TRAVEL**

Ferry services are provided by Caledonian MacBrayne from Dunoon Pier with regular sailings to Gourock with train connection to Glasgow Central Station and by Western Ferries Terminal from Hunter's Quay to MInroy's Point providing easy access by car to Glasgow and surrounding areas.

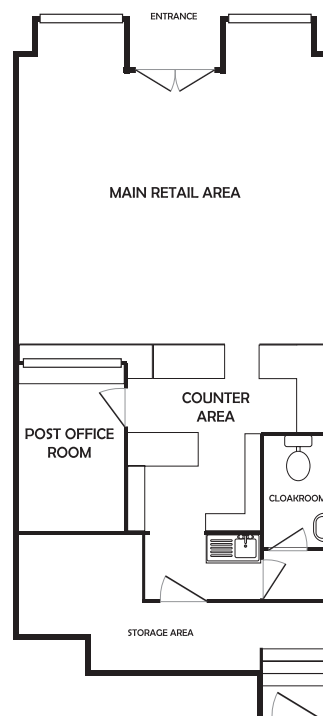
Situated on the Cowal Peninsula, the area can be reached by road via the A82 from Glasgow.

### **NOTE**

These particulars have been carefully prepared after due enquiry, but are provided as a guide only and measurements are approximate. These particulars do not form part of any contract. Whilst the Agents consider that information and opinions are accurate, interested parties must not rely on any statement, whether oral or written, made by the Selling Agents.

Offers should be submitted to the Selling Agents in Scottish Legal Terms. The Sellers will not be bound to accept the highest, and indeed, any offer. Interested parties should register their interest with the Selling Agents in case a closing date for offers is set, but the Sellers are not obliged to proceed to a closing date.

Scotland Property Online is the Estate Agency of Stewart & Bennett, Solicitors, 82 Argyll Street, Dunoon, Argyll PA23 7NJ Tel: 01369 702885 Fax: 01369 706695



Floor plan indicative only - not to scale.