Nisa

87 Back Hilton Road, Aberdeen, AB25 3SX



FOR SALE

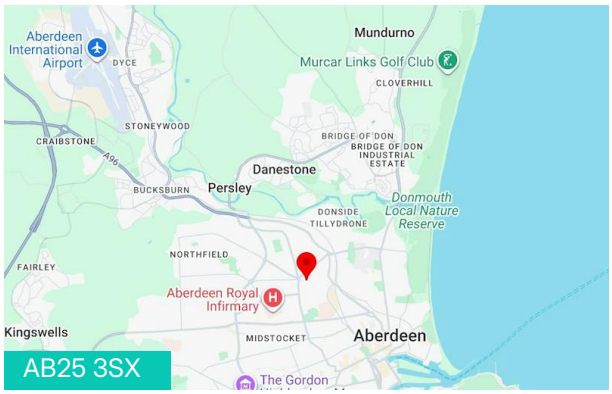
£199,999 LEASE FOR SALE

Branded Convenience Store in popular Aberdeen suburb.

- Weekly sales c. £17,000 (ex services)
- Prominent roadside location
- Off-road parking to the front
- c2,000 sqft sales area

Summary

Price	£199,999 Lease For Sale
Rateable Value	£26,500 Effective April 26
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	A+







Description

An imposing double-fronted convenience store extending to approximately 2,000 sq ft, occupying a highly visible roadside position. The premises are comprehensively fitted and equipped to a modern standard, with an excellent range of refrigerated displays and quality retail fixtures creating an attractive shopping environment.

The business is currently operated under management and offers significant scope for an owner-operator to take a more hands-on role and further enhance both turnover and profitability.

Location

The property occupies a prominent position on Back Hilton Road within the well established Hilton residential area of Aberdeen, approximately 1.5 miles north-west of the city centre. Surrounded by a dense residential catchment, the store benefits from strong local footfall and passing trade, aided by the shared car park to the front.

Tenure

Leasehold. A 20 year term from 2023 with a current passing rent of £29,000pa.

Trading Hours

Monday to Saturday 7am - 10pm
Sunday 8am -10pm

Trading Information

Current sales average £17,000 per week excluding services. Detailed management information will be available on request to interested parties.

Price

An asking price of £199,999 for the goodwill, fixtures and fitting is being sought. Stock at valuation will be payable in addition at cost.

Viewing

All viewing arrangements should be directed to the agent. Staff should not be approached if customer drop-in.

Viewing & Further Information



Dan Arrandale
07369 213404
dan@scottishbusinessagency.co.uk

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Contactless payment


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BACK HILTON FISH BAR
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COSTA


WIN


COSTA