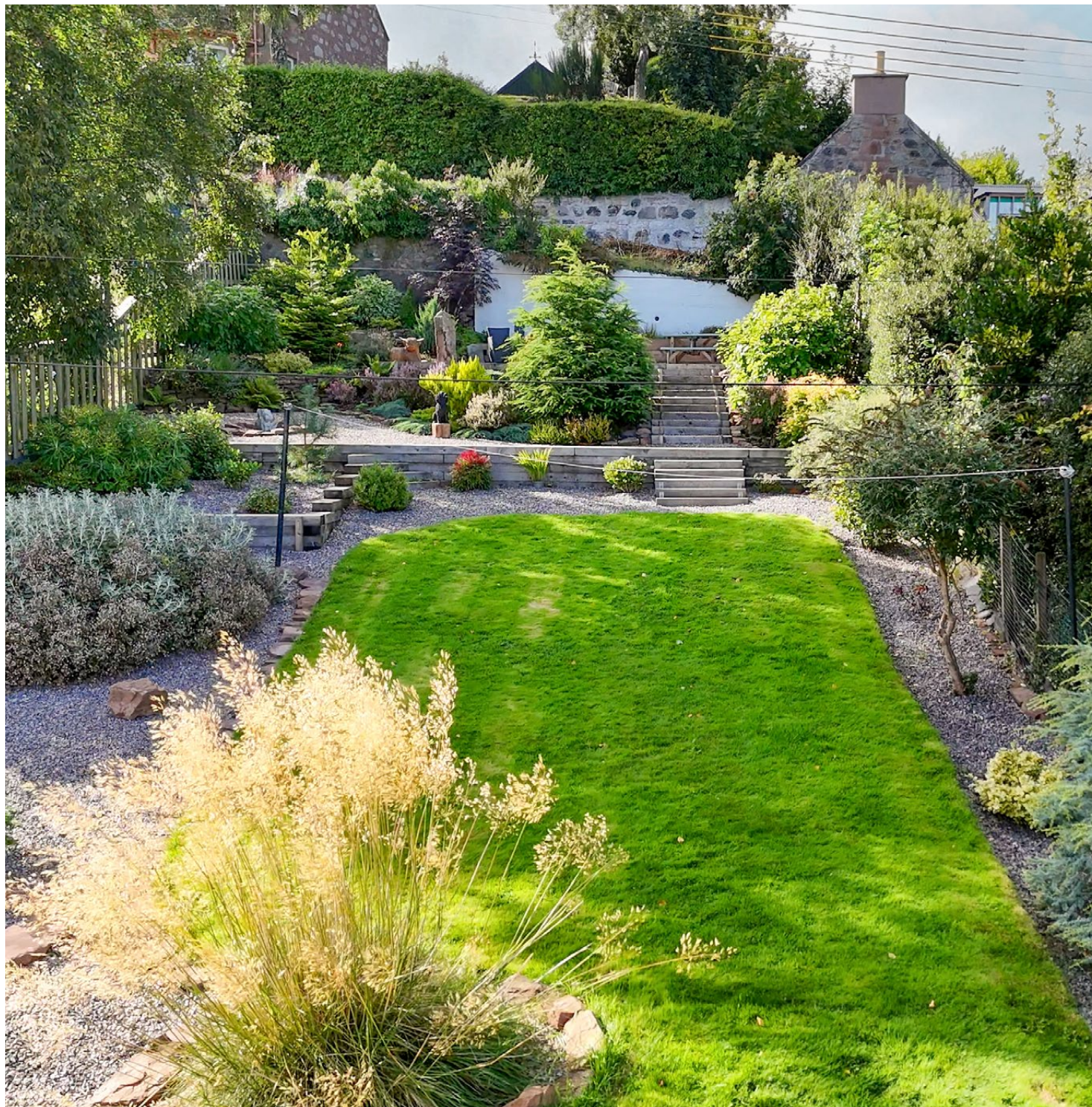






- Well established licensed SPAR village store with strong trading history
- Impressive four-bedroom Roseberry Flat above with private access
- Unique position as the only grocery store in Rosemarkie
- Outstanding owner-operator opportunity combining an established business and spacious family home
- Prime High Street location benefiting from strong local and tourist trade
- Attractive, well-presented 68m² retail premises with flexible sales space
- Attractive landscaped garden, private parking and versatile detached garage
- Exciting potential to extend trading hours, broaden the range and grow turnover



Description

Rosemarkie Stores is an established licensed grocery store operating under the SPAR umbrella, occupying a prominent position within the attractive and highly regarded village of Rosemarkie on the Black Isle.

The business is housed within a handsome traditional building, situated within the Rosemarkie Conservation Area (CA121), an area recognised for its special architectural and historic interest and where particular emphasis is placed on preserving and enhancing the character and appearance of the village.

The well-presented ground-floor retail premises extend to approximately 68m², comprising a 52m² sales area together with a 16m² back-shop and storage area.

Above the shop is Roseberry Flat, spacious and comfortable four-bedroom owners' accommodation extending to approximately 117m² and arranged over the first and second floors. The accommodation benefits from independent access, electric heating and an electric fire in the lounge together with a family bathroom and an additional shower room/WC.

Externally, the property benefits from an attractive, landscaped and low-maintenance rear garden, parking to the side and a large, detached garage, which is currently utilised as an additional storage and games/recreation room.

Combining an established SPAR-branded village store with substantial private accommodation and useful external space, all within a characterful traditional property, Rosemarkie Stores represents an attractive opportunity for an owner-operator seeking an established business together with a family home in the popular Black Isle area.





Trade

Due to the owner's personal circumstances, Rosemarkie Stores currently operates limited opening hours but, despite this, continues to trade well. The business offers a comprehensive range of groceries and everyday essentials, together with licensed alcohol, greeting cards, vaping products and tobacco products, catering to the needs of both the local community and visitors to the area.

The business trades under the SPAR umbrella while remaining independently owned and managed. This arrangement provides the benefits of SPAR's established buying consortium and considerable purchasing power, together with access to a wide range of goods, established supply arrangements and logistical support. Further details regarding the SPAR arrangements are available on request.

As the only grocery shop in Rosemarkie, the business enjoys an important position within the local community and benefits from regular year-round trade from local residents, supplemented by increased custom from tourists and visitors, particularly during the busy visitor season.

Staff

The business is operated by both owners, supported by one permanent part-time member of staff.

This straightforward staffing structure should allow for an easy transition to new ownership and provides flexibility for a hands-on owner-operator.

Reason For Sale

After many years of ownership, the proprietors have made the decision to offer Rosemarkie Stores for sale as they are looking towards retirement.

Location

Rosemarkie is an attractive and popular coastal village on the Black Isle, approximately 15 miles north-east of Inverness. Set on the shores of the Moray Firth, the village is home to an established local community and is a popular destination for visitors to the area.

The village benefits from year-round local trade, supplemented by increased visitor numbers during the main tourist season. Popular attractions include Chanonry Point, Rosemarkie Beach, the Fairy Glen, Groom House Museum and the wider Black Isle, which is renowned for its scenery, coastal walks, wildlife and tourism.

Rosemarkie Stores occupies an important trading position within the community, being the only grocery store in the village. The business serves the everyday needs of local residents while also benefiting from tourist and passing trade.

The neighbouring village of Fortrose is within easy reach, while Inverness, the principal commercial and administrative centre of the Highlands, is readily accessible by road.

The combination of a loyal local customer base limited direct competition and strong seasonal visitor trade makes Rosemarkie an excellent location for an established convenience store business.





The Property

Rosemarkie Stores occupies a striking, traditional two-and-a-half-storey semi-detached building, prominently positioned on the High Street in Rosemarkie, within the designated Conservation Area. The original building is of traditional brick construction beneath a pitched slate roof, giving the property an attractive appearance that complements its historic setting.

To the rear is a substantial two-and-a-half-storey extension, finished in render beneath a pitched roof.

The Retail Unit

Located on the ground floor, the retail unit benefits from an attractive and prominent High Street frontage, featuring large full-length display windows and a glazed entrance door, finished in an appealing dark grey, complemented by distinctive dolphin motifs.

The well-presented ground-floor premises extend to approximately 68m², comprising a generous 52m² sales area together with approximately 16m² of back-shop and storage accommodation. The sales floor is spacious, well appointed and flexible, with extensive shelving, refrigerated display units and freezers all on wheels, allowing the layout to be readily adapted to suit changing retail requirements. LED strip lighting and attractive timber detailing further enhance the interior.

Positioned towards the rear of the sales area is the till and service counter, incorporating a security screen, lottery facilities and dedicated displays for controlled products behind the counter.

At the rear of the shop, behind the till area is stock/ office accommodation, a part glazed door leads from this into an additional stock room, complete with fridges & shelving together with a rear external door which gives access to/from the drive.

Overall, the premises provide a large, well-appointed and highly flexible sales floor, supported by practical back-shop, office and storage accommodation, creating an efficient and attractive retail environment.

Roseberry Flat

Situated above the retail premises and arranged over the first and second floors, Roseberry Flat provides spacious owners' accommodation extending to approximately 117m². The flat benefits from its own separate access to the side of the property, providing ideal separation between the commercial and residential elements.

Stairs rise to an entrance vestibule, off which is a convenient shower room, before continuing into the generously proportioned dining room, currently arranged with a six-seat dining table. The wooden staircase with its timber banister continues to the upper floor, adding warmth and character to the interior.

The adjoining kitchen is well appointed with a range of floor and wall-mounted units, a large induction hob with feature stainless-steel extractor hood and an electric oven, together with the expected appliances. A triple window allows for an abundance of natural light, creating a bright and practical working space.

Positioned to the front of the property, the lounge is a spacious and characterful room retaining attractive period features and benefiting from an electric fire. The generous proportions provide a flexible living area and something of a blank canvas for an incoming owner to personalise to their own requirements.

Also situated on the first floor is a generously proportioned double bedroom, benefiting from excellent dimensions and a spacious triple wardrobe. An additional versatile room provides further accommodation and is ideally suited for use as a bedroom, home office, or study.



The wooden staircase continues to the second floor, opening onto a bright landing with a Velux window and traditional wooden banister. Two further bedrooms are accessed from the landing, comprising one double bedroom and one single bedroom both of which are bright and well proportioned.

Completing the upper-floor accommodation is a useful laundry area, currently equipped with a washing machine and tumble dryer, together with a particularly spacious and modern family bathroom. The bathroom benefits from double windows, providing excellent natural light.

Garage

To the rear of the property is a sizable and highly versatile, detached garage, currently arranged as an attractive games room. The building features an a pent roof and triple wooden, folding double glazed doors, providing excellent natural light and easy access.

Internally, the garage provides a generous and highly practical space, suitable for a wide variety of leisure, hobby, workshop or storage purposes. It is well equipped with power and lighting, mains water and drainage, together with useful fitted storage shelving.



Grounds

The external areas are attractively landscaped, well presented and designed with ease of maintenance in mind, providing a pleasant and practical setting to the rear of the property. The garden incorporates a designated seating area at the top where there is a panoramic view of Rosemarkie Bay and beyond. Areas of lawn, gravel and thoughtfully arranged steps create a nicely finished and versatile outdoor space.

A private driveway to the side of the building provides off-street parking for two vehicles as well as convenient access to the rear of the property.



Development Opportunities

Rosemarkie Stores offers considerable scope for an incoming owner to further develop the business and increase turnover. The current restricted opening hours provide an immediate opportunity to extend trading times, potentially capturing additional local and visitor expenditure throughout the week and during the busier tourist season.

There is also scope to broaden the existing product range, with particular potential to introduce additional locally sourced and niche products, helping to differentiate the store while appealing to both residents and visitors to the Black Isle.

The introduction of a self-service coffee machine and associated food-to-go offering could provide an additional revenue stream and encourage increased footfall.

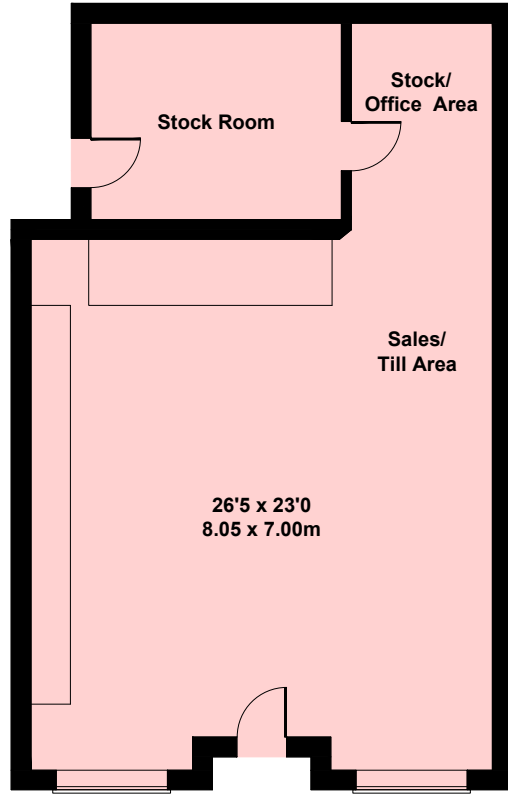
Further opportunities may include developing the store as a convenient parcel collection and return point, potentially through operators such as Amazon and other delivery networks, subject to the appropriate commercial arrangements.

An incoming owner who does not require the residential accommodation could also explore the potential to let Roseberry Flat, either on a longer-term or other appropriate basis, providing an additional source of income, subject to the necessary permissions, consents and regulatory requirements.

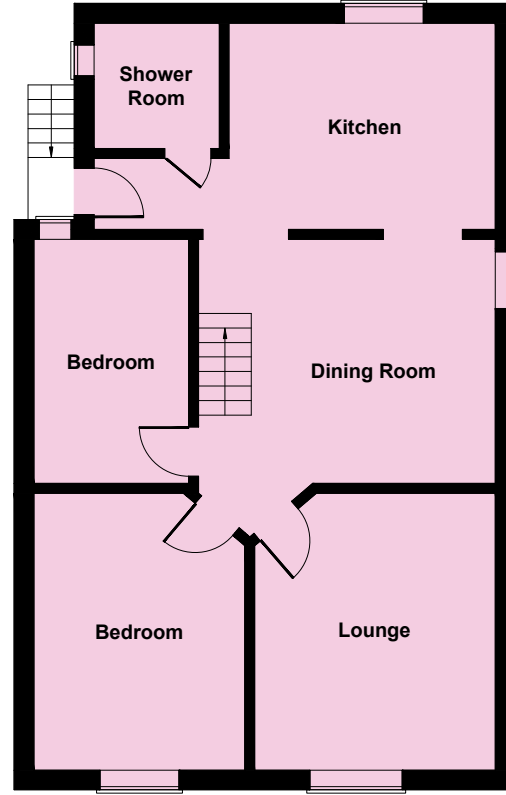
Taken together, these opportunities provide a new owner with a number of avenues through which to diversify income, increase footfall and further develop the existing business.



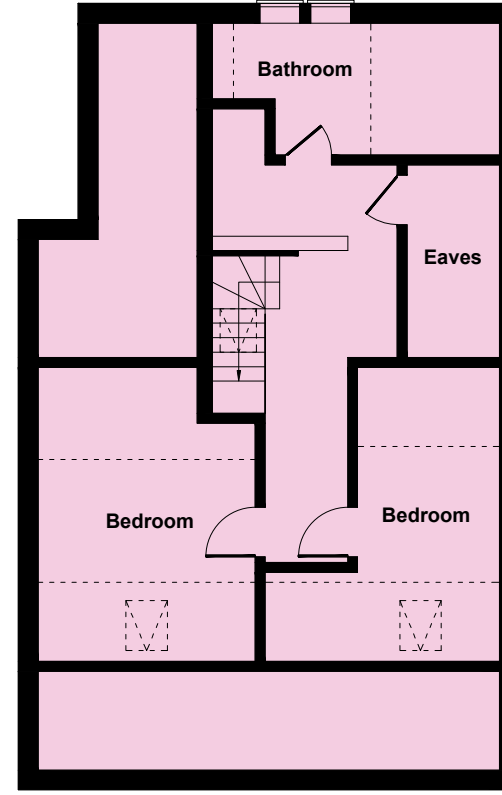
Rosemarkie Stores and Roseberry Flat



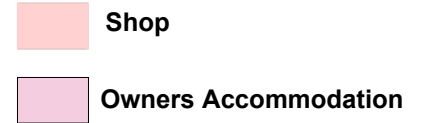
SHOP



FIRST FLOOR



SECOND FLOOR



Services

The property benefits from mains electricity, mains water and mains drainage, together with Wi-Fi connectivity. CCTV

Accounts

Full accounting information will be made available to interested parties subsequent to viewing.

EPC Rating

The EPC rating for the retail unit is B (30), reference number 2150-3373-9160-0500-7025.

The EPC rating for Roseberry Flat is F (24), reference number 3202-4670-3422-5522-1363.

Title Number

The title number for the retail unit and Roseberry Flat is ROS15567.

Rates / Council Tax

The retail unit has a Rateable Value of £4,250, as of April 2026, under Property Reference 03/15/400045/8.

The owners' accommodation/flat is assessed for Council Tax purposes as Band D, under Property Reference 03/15/400040/3.

Prospective purchasers should make their own enquiries with the relevant local authority to confirm the current rates and Council Tax liabilities. Eligible businesses may benefit from relief under the Small Business Bonus Scheme, subject to meeting the relevant qualifying criteria.

Website

<https://www.facebook.com/RosemarkieStores/>

Plans

An indicative plan is available upon request from the selling agents ASG Commercial.

Price

A Guide Price of £420,000 are invited for the heritable property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

Finance & Legal Services

ASG Commercial Ltd is in touch with a variety of different lenders who can provide specialist finance. We would be delighted to discuss your financing requirements with you and, where appropriate, make a suitable introduction to a finance provider. We also have many contacts in the legal profession who can assist in all legal matters arising.

Directions

See location map. What3words reference is ///promotion.ranking.home

Viewing

All appointments to view must be made through the vendors selling agents:

ASG Commercial Ltd, 1 Cromwell Road, Inverness, IV1 1SX

Tel: 01463 714757

E: admin@asgcommercial.co.uk

Web: www.asgcommercial.co.uk

Offers

All offers should be submitted in writing to ASG Commercial Ltd with whom purchasers should register their interest if they wish to be advised of a closing date, should one be set.

