



Cocktails & Kitchen

Old fashioned sweets : Old fashioned service : Old fashioned values

YOUNG'S Auld Sweetie Shop

Toffee, Nougat & Fudge

Traditional Boiled Sweets

Pick n Mix

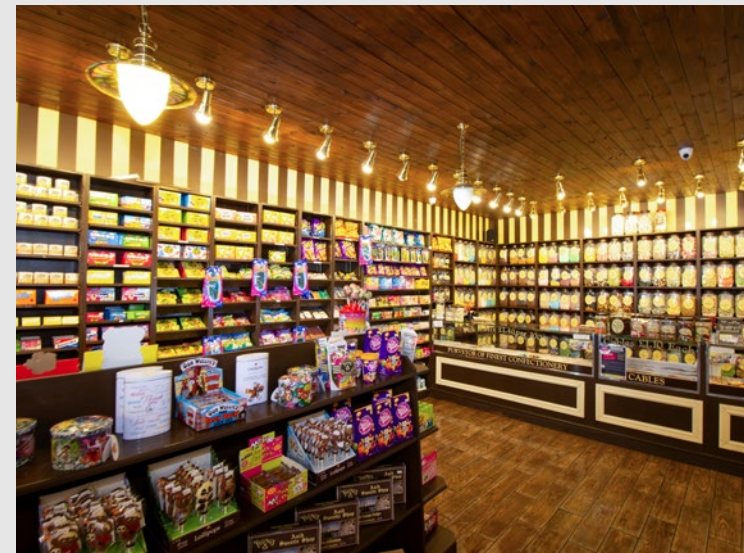
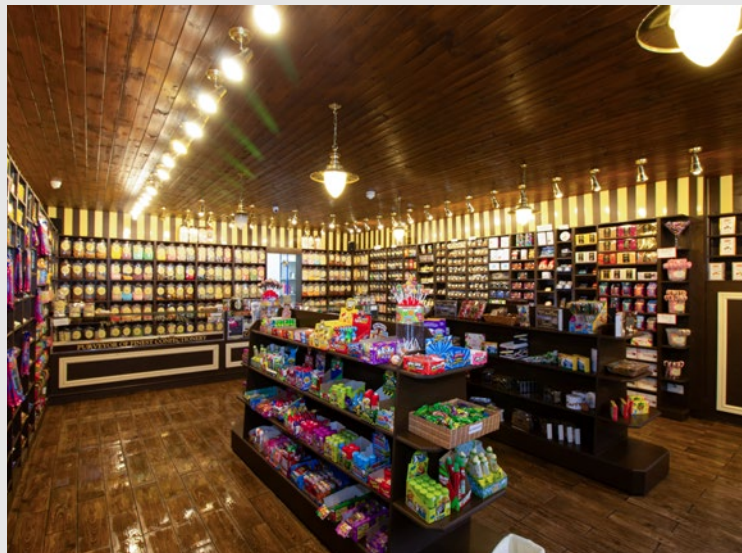
Pick n Mix

Large Liquorice Range

Sherbet, Lollies & Rock

100% QUALITY

- Exciting traditional sweetie shop business opportunity
- Located in Inverness city centre
- Profitable business with huge development potential
- Excellent business benefitting from 4.7 Google rating and 4.4 on TripAdvisor
- High quality immaculate traditional fit outs with strong recognisable branding
- Opportunity to develop trade by extending operating hours and online sales
- Benefits from year-round trade



Description

Youngs Auld Sweetie Shop offers a rare opportunity to own a profitable business in the heart of Inverness. Ideally located near the Cromarty Firth cruise ship drop-off point, the shop enjoys both strong tourist traffic and a loyal local customer base.

The property is finished to an exceptional standard and thoughtfully arranged to showcase its premium products.

Already trading successfully, there is significant potential to further increase turnover and profitability.

Trade

The business enjoys strong year-round trade, benefiting from Inverness's reputation as a popular all-season tourist destination and the consistent visitor numbers this brings.

Trading successfully since 2019, the shop is operated daily by an experienced manager and a dedicated team, with opening hours from 10:00 am to 5:30 pm, Monday to Sunday.

Branding is consistent and focused on a wide selection of high-quality sweets, supported by excellent customer service. The product range includes Pick 'n' Mix, handmade fudge and chocolates, traditional chocolate bars, and a large assortment of classic bagged sweets.

The shop also features specialty products from Scotland and around the world, including imported liquorice and traditional soft drinks.

Reason For Sale

The owners have operated the Inverness business since 2019, and it is their desire to retire that brings this excellent opportunity to the market.

Location

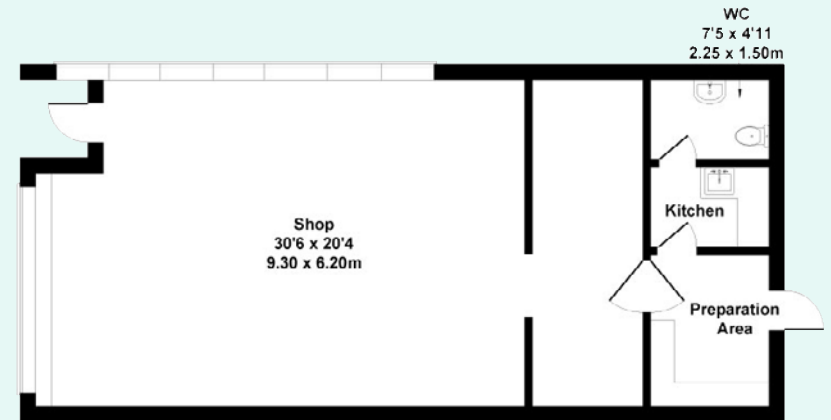
The business is located near the bustling centre of Inverness, including the historic Old Town, often called the "Capital of the Highlands." The city has a population of over 50,000, with a shopping catchment area of 10,000 sq. miles and a potential catchment of around 200,000 people.

Inverness attracts thousands of visitors during the holiday season, drawn to the Highlands' natural beauty and historic attractions. The city offers extensive facilities for residents and tourists, including three golf courses, Eden Court Theatre, an indoor swimming complex, two cinemas, ten-pin bowling, and a wide range of evening entertainment venues.

As a busy tourist destination, Inverness sees its population swell significantly during the main tourist season, providing strong footfall for retail businesses.



Youngs Auld Sweetie Shop – Inverness



The Property

The property features a large shop floor, comprising 75 m² of sales space and 11 m² of service area, along with a dedicated service area, office with bench and prep space, kitchen and WC, and a store with racking and shelving.

Situated in the pedestrianised area of Church Street, close to the Town House on the high street, the shop occupies a ground-floor unit with a rear delivery facility.

Development Options

There are numerous opportunities to further develop the business, including expanding into online sales, extending opening hours, and operating a mobile sweet cart at shows, fairs, weddings, or baby showers.

Additionally, there is potential to acquire a sister shop in Aviemore, creating a wider regional presence and further growth.

Accounts

Accounts and other financial information will be made available to seriously interested parties following viewing.

Lease

The premises lease runs until 2029, with the landlord open to extending the term—offering excellent flexibility for continued occupancy.

Services

The unit benefits from mains electricity, water and drainage.

Price

Offers over £119,000 are invited for the leasehold interest excluding stock which is sold at valuation.

EPC Rating

The Inverness property has an EPC rating of G, reference: 2992-9559-3430-3404-1803.

Directions

See map inserts. What3words reference is ///super.cope.gave

Rates / Council Tax

The property has a business rateable value of £16,250 reference number 06/08/147092/1 and could benefit from some discount under the Small Business Bonus Scheme for eligible businesses.

Plans

An indicative title and floor plan are available upon request from the selling Agents ASG Commercial Ltd.

Finance & Legal Services

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

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.

