



Scotmid Co-op, 165a Main Street, Renton, Dumbarton, G82 4NL

- Situated on busy main thoroughfare
- Unit Extends to 2,970sq ft
- Stand alone commercial development
- Held on F.R.I Lease Expiring 2032 with R.P.I Linked Reviews
- Next R.P.I Review Increase Expected to Achieve £74,000p.a.x.
- Let to Scotmid Co-op Passing £56,042p.a.x.
- Price: £750,000

LOCATION

The property sits on the west side of Main Street at its junction with Burns Street on a main thoroughfare through the town of Renton. Renton is a small village situated in West Dunbartonshire, Scotland, on the western bank of the River Leven within the Vale of Leven area. It lies approximately three miles north of Dumbarton and around 15 miles northwest of Glasgow city centre. With a population of approximately 2,100, Renton functions primarily as a residential community and forms part of the broader Vale of Leven catchment, which supports over 20,000 residents across several villages. It serves as a commuter settlement for those working in nearby towns such as Dumbarton, Alexandria and Glasgow, while providing local amenities to the immediate surrounding rural and semi-urban population.

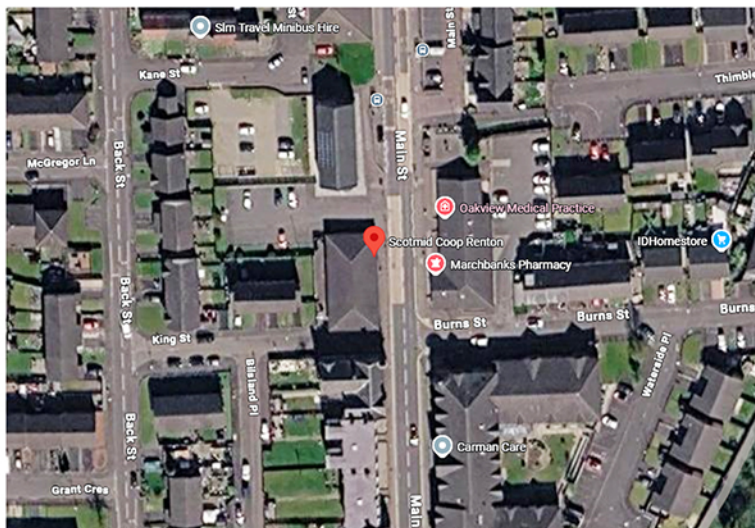
The village enjoys strong transport connectivity. Renton railway station lies on the North Clyde Line and offers regular ScotRail services to Glasgow Queen Street in around 35 minutes, as well as northbound links to Balloch and Helensburgh. Road access is excellent via the nearby A82 trunk road, providing quick routes south to Glasgow and north towards Loch Lomond and the Trossachs National Park. Local bus services connect Renton directly to Dumbarton, Alexandria and other regional centres, supporting both daily commuting and access to wider facilities.

PROPERTY

The property comprises a modern single-storey retail unit of brick construction beneath a pitched tiled roof. Internally, the accommodation provides a well-configured convenience store, incorporating a main sales area, ancillary office, post office facilities, together with storage and staff amenities. To the rear is a service yard with vehicular access from King Street, while the property benefits from a prominent glazed frontage with ATM provision.

AREA

Ground Floor - 275.88sq m (2,970sq ft)



Scotmid Co-op, 165a Main Street, Renton, Dumbarton, G82 4NL

EXECUTIVE SUMMARY

The property is let to Botterill's Convenience Stores Limited (t/a Scotmid Co-operative) on a full repairing and insuring lease for a term of 25 years from February 2007 at a rent of £56,054 per annum.

The lease provides for 5 yearly RPI linked rent reviews, with the next review expected to achieve £73,000 p.a.

Botterill's Convenience Stores Limited is a Scottish company (incorporated in 1994) that historically operated a chain of convenience stores, primarily under the Spar franchise. It was a well-known family-run business in Scotland. In November 2010, Scotmid Co-operative acquired the entire Botterills business.

Since the 2010 acquisition, Botterills has been fully integrated into Scotmid Co-operative. The stores no longer trade under the Botterills name — they now operate as Scotmid stores. The company Botterill's Convenience Stores Limited still exists as a legal entity (and is occasionally referenced in property leases as "t/a Scotmid Co-operative"), but it no longer functions as an independent retailer.

Scotmid itself operates around 190 food stores across Scotland and northern England, with group turnover of approximately £425 million and roughly 3,900 staff.

PRICE

The property is available on a freehold basis for £750,000

V.A.T

The vendor has opted to waive their option to tax, as such the transaction will be treated as a Transfer of a Going Concern (ToGC). Further information available on request.

LEGAL

Each party shall bear their own legal costs incurred in the transaction

VIEWING

Whilst it is a good idea to visit a property investment that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, operators or customers of the business.

Many investments are being marketed confidentially and the staff and locals may not know that the property is on the market, therefore a casual approach can adversely affect the business

TSA Property Consultants

162 Buchanan Street
Glasgow, G1 2LL

Jas - 07810 717229 (jas@tsapc.co.uk)

Will - 07581 396092 (will@tsapc.co.uk)

General - 0141 237 4324 (info@tsapc.co.uk)

Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.