

CCL



CCL is pleased to bring Scourie Stores to the market, a great business opportunity nestled in the heart of the Scottish Highlands along the world-famous North Coast 500 route. This long-established convenience store and Post Office present new owners with much more than just a local shop; it offers the opportunity to become a cornerstone of the community with immense potential for growth and diversification. Situated in the picturesque village of Scourie, with a population of approximately 300 residents and many holiday homes, this business offers a unique chance for enterprising buyers to acquire a development opportunity and transform it into a dynamic hub for both residents and tourists alike. With its strategic location, steady year-round trade, and untapped opportunities for expansion into hospitality and accommodation services, Scourie Stores represents a rare find in today's market. Scourie Stores not only promises a comfortable lifestyle in one of Scotland's most beautiful regions but also presents an exciting canvas for innovative entrepreneurs to create a truly exceptional destination on the NC500.

- Majestic Location on NC 500
- 3 Bedroom House
- Development Potential
- Convenience Store & Post Office
- Outbuilding for Conversion
- Not Being Sold as a Going Concern



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Scourie | Lairg | Highland | IV27 4TB

Offers in the Region of £295,000

Freehold

Situation

Nestled along the picturesque North Coast 500 route, Scourie is a charming crofting village situated in the heart of North West Sutherland. This idyllic Highland community offers a perfect blend of remote rugged beauty and modern convenience, making it an ideal base for those seeking to explore the breathtaking Scottish countryside. Scourie is well-connected, lying approximately 107 miles northwest of Inverness, the capital of the Highlands, a journey under 2 hours by car. For those looking for closer amenities, the fishing port of Ullapool is a mere 42.3 miles away. The village provides a range of essential amenities, including a shop, filling station, and camping facilities. Families will appreciate the presence of Scourie Primary School, which serves the village and surrounding rural communities, offering quality education in a close-knit environment. For outdoor enthusiasts, Scourie's location within the North West Highlands Geopark presents unparalleled opportunities for hiking, fishing, and wildlife observation amidst stunning landscapes dominated by majestic peaks such as Foinaven, Arkle, and Ben Stack.

The Business

Scourie Stores presents an exceptional opportunity for new owners to transform a well-established convenience store into the beating heart of a charming Scottish village along the renowned NC500 route. Currently offering a mix of essential services including grocery sales, Post Office facilities, and a sorting office, the business already serves as a vital hub for the local community of 300 residents. With weekly takings from alcohol, groceries, and tobacco products, complemented by a steady Post Office income, the store provides a solid foundation for ambitious entrepreneurs to build upon.

The true potential lies in its prime location and untapped opportunities. Situated directly on the NC500, the store is perfectly positioned to capture the growing tourist trade that floods the route, particularly from April to October. New owners have the chance to significantly expand the business by introducing a much-needed cafe or restaurant. This addition would not only cater to the constant stream of visitors seeking a place to rest and refuel but also provide a welcoming space for locals to gather and socialize, firmly establishing the store as the community's focal point.

Furthermore, the property's two large sheds, remnants of a former telephone exchange, offer an exciting prospect for creating budget-friendly accommodation. By converting these spaces into holiday lets or a bunkhouse, new owners could tap into the lucrative market of cyclists, motorcyclists, and budget-conscious travellers exploring the NC500. This move would transform Scourie Stores from a simple pit stop into a comprehensive tourist haven. Combined with the store's current services and regular visits from a library van, fresh fish vendor, and local bank, new owners have the unique opportunity to create a true one-stop destination that serves both the local community and the steady flow of tourists.

By leveraging these assets and embracing the friendly, supportive nature of the village, enterprising new owners could position Scourie Stores as an indispensable part of the NC500 experience. The business could evolve into a vibrant community centre that not only meets the daily needs of locals but also provides essential services, comfortable accommodation, and hearty meals to weary travellers.

Property

Scourie Stores presents a unique commercial opportunity in the heart of this charming Highland village. The property boasts a spacious retail area of 93 square metres, complete with a range of shelving, display cabinets, refrigeration, and freezer units. A separate Post Office counter occupies 11 square metres, whilst a serving counter and a generous 28 square metre store room offer flexibility for various business purposes. Part of the space is currently cordoned off for use as a Royal Mail sorting office. Whilst the shop requires some upgrading and repair, it offers tremendous potential for a variety of commercial ventures, making it an attractive proposition for those seeking to establish a presence in this picturesque location.

Adjoining the commercial space is a three-bedroom house, providing comfortable living quarters for the property owners. The residence features an entrance hallway leading to a front lounge, complete with an open fire and a large front-facing window. The main kitchen-diner is accessed from the entrance hall, whilst a rear hallway provides access to three bedrooms. A family bathroom, equipped with a bath, overhead shower, WC, and wash hand basin, completes the living accommodation. Whilst the house is currently habitable, it is presented as a development project, offering the new owners the opportunity to upgrade and personalise the living space to their own specifications.

The property further benefits from two substantial outbuildings, both of which present exciting development possibilities. Shed 1, a well-maintained timber structure measuring 38 square metres, is fully serviced and includes drainage for a WC. Previously used as a telecommunications building, it is well-suited for conversion into an Airbnb-style holiday let. Shed 2, another long-established timber building of 39 square metres, is currently utilised as a garage and workshop but was formerly a Royal Mail sorting office. This versatile space also lends itself to conversion into holiday accommodation, potentially providing additional income streams for the new owners.

External

Scourie Stores occupies a prime location along the popular NC500 route, nestled in the heart of Scotland's breathtaking countryside. The property, which encompasses approximately 0.2 acres, is strategically positioned to capture the attention of passing tourists and serve the local community. All three elements of the property - the store, bungalow, and outbuildings - are set back from the road, offering a sense of privacy and tranquility despite the bustling tourist route nearby. Convenient off-street parking at the front of the property ensures easy access for customers and residents alike. To the rear there is a patio area while there is an enclosed private garden laid to lawn.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.