

James Bayne Fishing Tackle

76 Main St, Callander, FK17 8BD



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James Bayne Fishing Tackle Shop

Dunblane 12m, Bridge of Allan 13m, Stirling 15 miles, Glasgow 35 miles, Perth 38 miles, Edinburgh 55m

LOT 1 - A fishing tackle shop on the main street of the village of Callander (started 1938).
This fishing shop is 4 star fishing shop with all the fishing equipment you need; knives, cookery and camping equipment, toys etc. The shop sells all of the local fishing permits. The website is: <http://fishinginthetrossachs.co.uk>

The main shop measures 8.5m x 6.3m approx 53.55sqm
The mid shop measures 9.1m x 5.8m approx 52.78sqm
The rear shop measures 7.0m x 3.3m approx 23.10sqm

139.43sqm = 1,500sqft

There is also a side access vennel to two doors into the shop. There is also a toilet.

Average turnover	TURNOVER	PROFIT
to May 2017	£95,128	£17,909
to May 2018	£78,677	£17,749
to May 2019	£73,315	£16,627
to May 2020	£56,762	£16,377
to May 2021	£85,698	£31,240

Scope to develop above the rear extension (mid shop and rear shop above to create a flat) (subject to securing planning consent). Valuation Roll at rateable value of £13,600. The small business bonus scheme gives reliefs of up to 100% liability for properties inactive use with a rateable value of £18,000 or less.

The valuation of the goodwill for the shop should be two times the adjusted net profit.

The main shop has a flat above it which is in separate ownership. It has a pitched slated roof.

LOT 2 – The Accounts. The sale of the business (the accounts are annexed for 2017, 2018, 2019, 2020, 2021. Internet sales have increased turnover.). Offers are invited.

Offers Over £160,000 - £106/sq. ft





Off street front entrance of shop



Off street front entrance of the shop



Mid section of the shop



Mid section of the shop



Callander



High Street at Callander



The east wall of the mid section of the shop



JAMES BAYNE (RD SOLE TRADER)

76 MAIN STREET
CALLANDER
PERTSHIRE
FK17 8BD

Profit & Loss Statement

01/06/2016 to 31/05/2017

04/01/2018
12:29:05

Income		
Sales		
Sales	£92,958.11	
Permit Income	£2,170.00	
Total Income		£95,128.11
Cost Of Sales		
Purchases	£60,498.82	
Total Cost Of Sales		£60,498.82
Gross Profit		£34,629.29
Expenses		
Admin Expenses		
Bank Charges	£890.67	
Dues & Subscriptions	£291.00	
Office Supplies	£888.70	
Discounts Taken	-£54.87	
Operating Expenses		
Insurance	£78.00	
Security	£545.95	
Rates	£7,342.84	
Trading Licenses	£642.00	
Shop Supplies	£31.45	
Telephone	£704.20	
Internet Expenses	£312.23	
Heat & Light	£874.88	
Corporate Salmon permit	£548.00	
Total Expenses		£13,095.05
Operating Profit		£21,534.24
Other Income		
Other Expenses		
Interest Expense	£3,624.85	
Total Other Expenses		£3,624.85
Net Profit/(Loss)		£17,909.39

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PERTSHIRE
FK17 8BD

Profit & Loss Statement

01/06/2017 to 31/05/2018

10/02/2019
15:21:41

Income		
Sales		
Sales	£77,269.79	
Permit Income	£1,408.05	
Total Income		£78,677.84
Cost Of Sales		
Purchases	£50,079.45	
Total Cost Of Sales		£50,079.45
Gross Profit		£28,598.39
Expenses		
Admin Expenses		
Bank Charges	£905.62	
Dues & Subscriptions	£189.16	
Discounts Taken	-£90.97	
Operating Expenses		
Insurance	£430.47	
Security	£22.50	
Rates	£2,775.50	
Trading Licenses	£1,463.20	
Shop Supplies	£140.00	
Telephone	£728.54	
Internet Expenses	£364.46	
Heat & Light	£881.70	
Corporate Salmon permit	£422.00	
Total Expenses		£8,232.18
Operating Profit		£20,366.21
Other Income		
Other Expenses		
Interest Expense	£2,617.15	
Total Other Expenses		£2,617.15
Net Profit/(Loss)		£17,749.06

JAMES BAYNE (RD SOLE TRADER)

76 MAIN STREET
CALLANDER
PERTSHIRE
FK17 8BD

Profit & Loss Statement

01/06/2018 to 31/05/2019

27/02/2022
16:21:39

Income		
Sales		
Sales	£71,916.83	
Permit Income	£1,398.88	
Total Income		<u>£73,315.71</u>
Cost Of Sales		
Purchases	£44,823.71	
Total Cost Of Sales		<u>£44,823.71</u>
Gross Profit		<u>£28,492.00</u>
Expenses		
Admin Expenses		
Bank Charges	£957.48	
Advertising & Promotion Exp		
Advertising	£110.00	
Operating Expenses		
Insurance	£783.17	
Security	£335.50	
Rates	£3,147.85	
Telephone	£1,498.42	
Heat & Light	£1,277.18	
Travel	£2,450.00	
Total Expenses		<u>£10,559.60</u>
Operating Profit		<u>£17,932.40</u>
Other Income		
Other Expenses		
Interest Expense	£1,304.76	
Total Other Expenses		<u>£1,304.76</u>
Net Profit/(Loss)		<u>£16,627.64</u>

JAMES BAYNE (RD SOLE TRADER)

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CALLANDER
PERTSHIRE
FK17 8BD

Profit & Loss Statement

01/06/2019 to 31/05/2020

20/02/2022
14:39:28

Income		
Sales		
Sales	£48,938.43	
Permit Income	£1,824.05	
Miscellaneous Income		£6,000.00
Total Income		<u>£56,762.48</u>
Cost Of Sales		
Purchases	£29,352.23	
Total Cost Of Sales		<u>£29,352.23</u>
Gross Profit		<u>£27,410.25</u>
Expenses		
Admin Expenses		
Bank Charges	£814.78	
Dues & Subscriptions	£186.17	
Discounts Taken	-£32.47	
Operating Expenses		
Insurance	£652.76	
Security	£542.50	
Repairs & Renewals	£36.00	
Rates	£1,370.99	
Trading Licenses	£479.00	
Telephone	£974.51	
Internet Expenses	£178.73	
Heat & Light	£1,387.47	
Travel	£2,396.64	
Total Expenses		<u>£8,987.08</u>
Operating Profit		<u>£18,423.17</u>
Other Income		
Other Expenses		
Interest Expense	£2,045.27	
Total Other Expenses		<u>£2,045.27</u>
Net Profit/(Loss)		<u>£16,377.90</u>

JAMES BAYNE (RD SOLE TRADER)

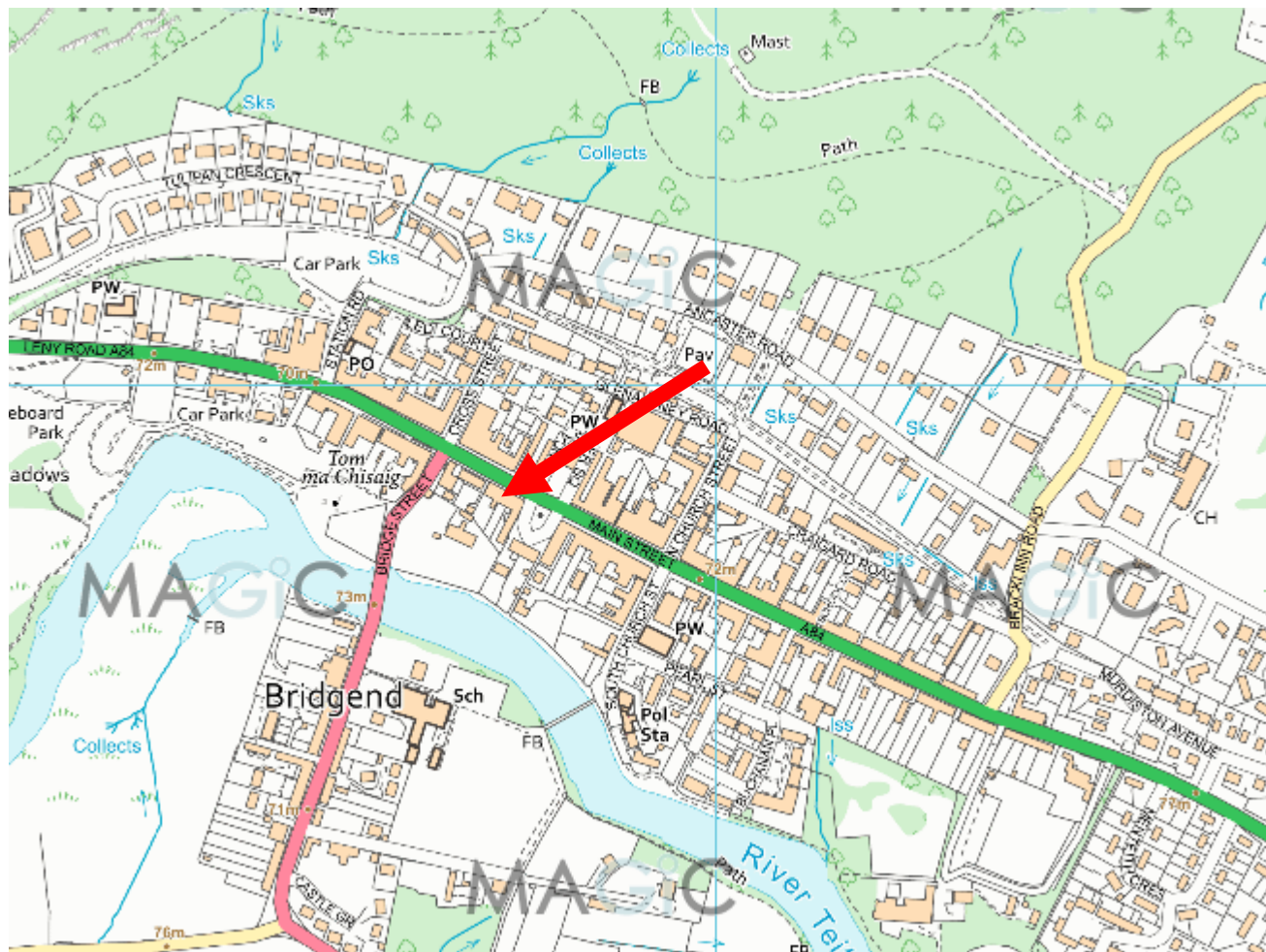
76 MAIN STREET
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Profit & Loss Statement

01/06/2020 to 31/05/2021

20/02/2022
14:42:48

Income		
Sales		
Sales	£69,358.16	
Permit Income	£1,840.00	
Miscellaneous Income		£14,500.00
Total Income		<u>£85,698.16</u>
Cost Of Sales		
Purchases		£42,031.20
Total Cost Of Sales		<u>£42,031.20</u>
Gross Profit		<u>£43,666.96</u>
Expenses		
Admin Expenses		
Bank Charges	£735.08	
Dues & Subscriptions	£147.00	
Discounts Taken	-£48.05	
Operating Expenses		
Insurance	£630.26	
Security	£45.00	
Rates	£2,422.81	
Shop Supplies	£300.00	
Telephone	£1,013.39	
Internet Expenses	£127.53	
Heat & Light	£1,087.57	
Travel	£2,473.46	
Total Expenses		<u>£8,934.05</u>
Operating Profit		<u>£34,732.91</u>
Other Income		
Other Expenses		
Interest Expense	£3,492.58	
Total Other Expenses		<u>£3,492.58</u>
Net Profit/(Loss)		<u>£31,240.33</u>

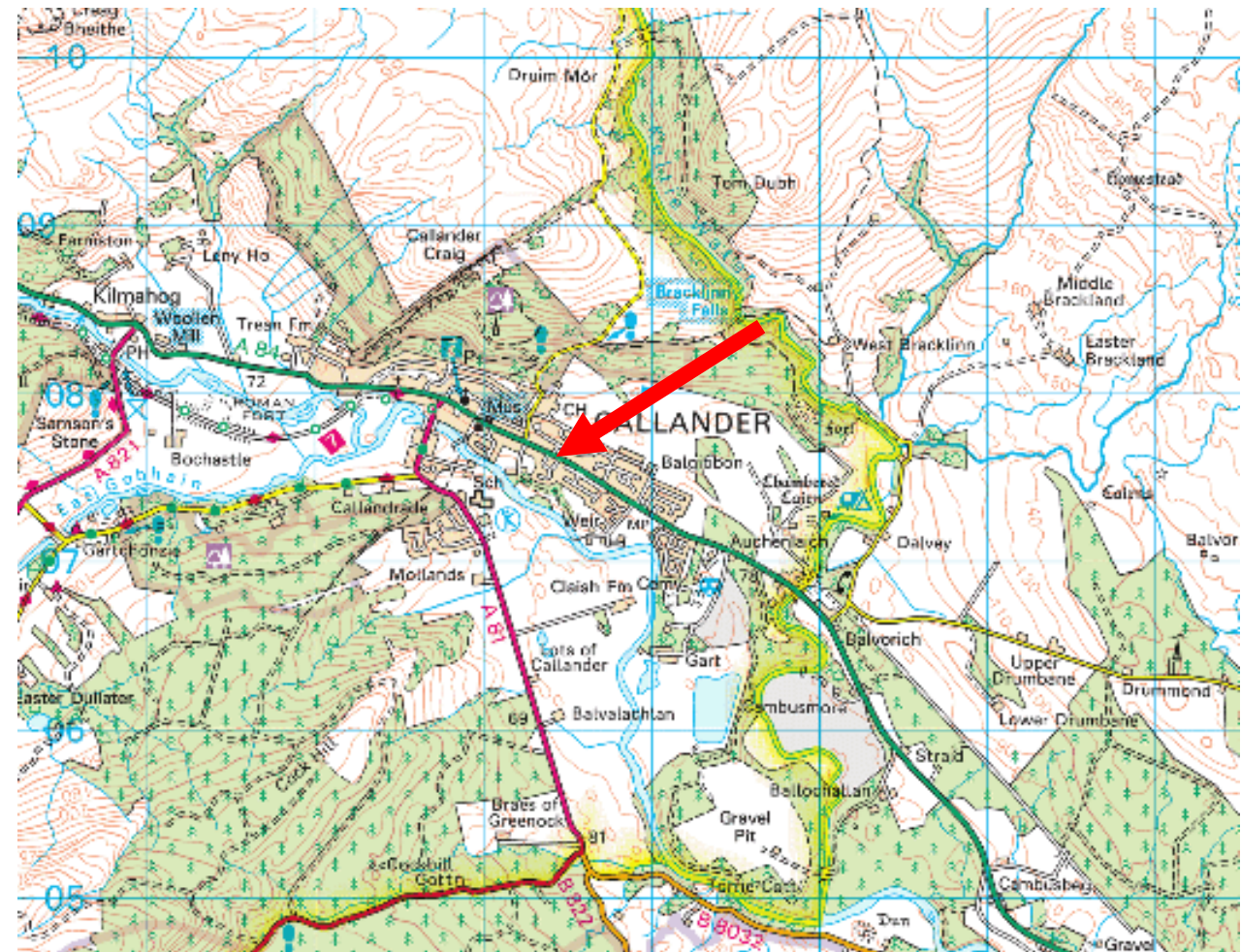


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Directions

From Stirling

Take the A94 west out of Stirling and head straight on at the roundabout. Continue heading west on the A94. once at Doune head straight through the village and continue on the A94 heading west. Continue on the A94 until you reach Callander. Continue on the main street where James Bayne fishing tackle is on the left just before the Callander War Memorial.



Amenities

Callander sits within the Loch Lomond and The Trossachs National Park and is surrounded by some of Scotland's most picturesque scenery. Outdoor pursuits are well catered for with fine fishing, hillwalking, cycling and climbing amenities all close to hand. There is a wide range of shopping to meet day-to-day needs and schooling at both primary and secondary level, with McLaren High School also having a leisure centre.

For those who commute the area is well located to provide access to a wide range of business centres in the Central belt of Scotland.

Viewing and registering an interest

Viewing is strictly by appointment only. To arrange a viewing please contact McCrae & McCrae Ltd, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. Tel: 01383 722454. Out of office hours please contact Rod McCrae on 07711 561814.

Closing Date

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

Property Misdescription

These particulars do not constitute any part of an offer or contract. All measures are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or misstatement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD.

Satellite Navigation

For the benefit of those with satellite navigation the property’s postcode is **FK17 8BD**

Entry & Possession

Entry will be by mutual agreement and arrangement. Offers are invited for the benefit of our client’s absolute ownership. For sale subject to vacant possession.

Fixtures and Fittings

Any fitted carpets are included in the sale. No other items are included unless specifically mentioned in the particulars. The shipping container is not included.

Rateable Value

Having regard to the Scottish Assessors website we note that the subjects are entered into the current Valuation Roll at a rateable value of £13,600.

Basic Payment Scheme (BPS)

The sellers do not hold any BPS entitlements and as such, there are no entitlements available to purchase.

Service Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

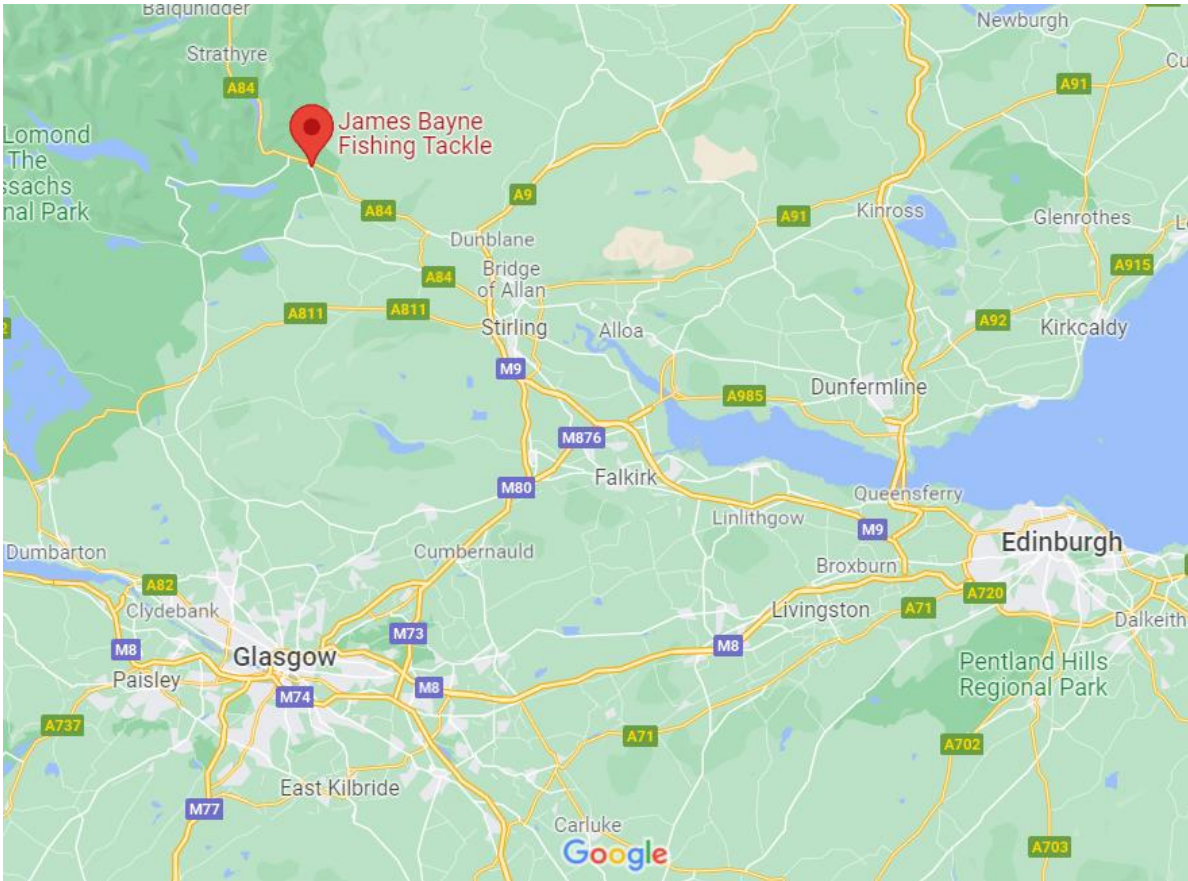
Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor McCrae & McCrae, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

McCrae & McCrae and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. McCrae & McCrae have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if indenting to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



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