

# TO LET

## Retail Units To Let

Flexible Open Plan Layout

Newly Refurbished

Varies Sizes Available

Suitable For Variety Of Uses (Subject To Planning)

**Unit 1: £10,500 PA**

**Unit 2: £8,000 PA**

**Unit 3: £15,500 PA**



FIND ON GOOGLE MAPS



**FORMER CO-OP, MAIN STREET, ABERFOYLE, FK8 3UG**

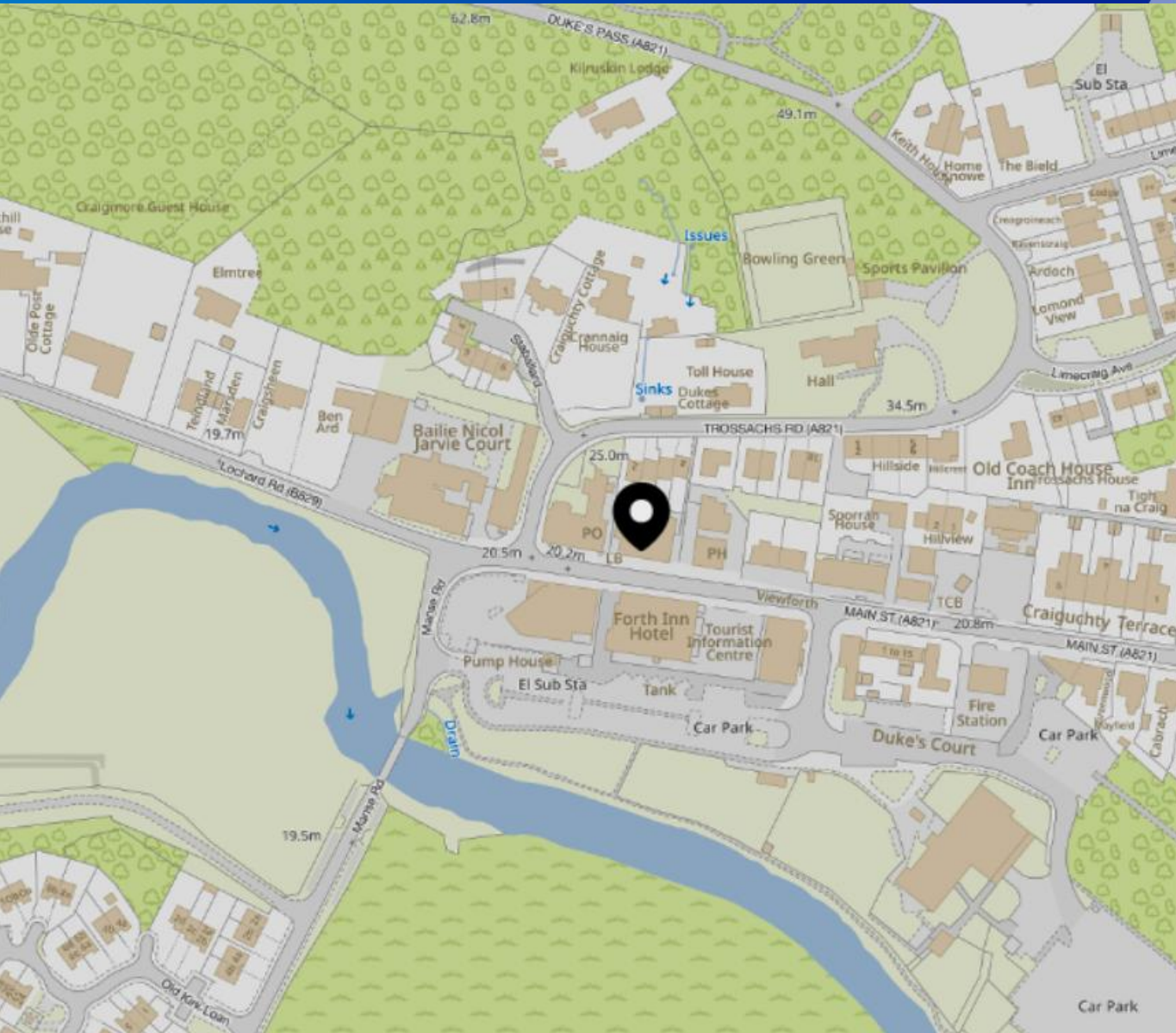
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# Location

FORMER CO-OP, MAIN STREET, ABERFOYLE,  
FK8 3UG



## Location

The property occupies a prime retail location on Main Street, within the town of Aberfoyle. Aberfoyle is located 26 miles northeast of Glasgow and 20 miles northwest of Stirling. It has a population of circa 1,000 residents.

The town is a popular tourist destination, benefiting from a high level of seasonal tourism and has become the alternative route to the Trossachs National Park and Loch Katrine.

The property is located on the north side of Main Street and provides a strong frontage and high visibility onto the town's primary retailing street. The Main Street is well-established and provides a high level of pedestrian footfall and passing vehicular traffic with a local tenant mix. The area is made up of primarily retail, leisure and residential uses with neighbouring occupiers including the Forth Inn, Co-Op, The Aberfoyle Inn and the Visit Scotland Visitor Centre.

Retail Units To Let



FIND ON GOOGLE MAPS



# Description

FORMER CO-OP, MAIN STREET, ABERFOYLE,  
FK8 3UG

Unit 3



Unit 2



Unit 1



## Description

The property comprises single storey, detached retail building of brick/block construction under a flat roof, benefiting from a large frontage onto Main Street. The accommodation provides open plan sales and rear storage/office accommodation.

To the west of the property, there is a small yard which is accessed via Main Street. There is no dedicated car parking, however, metered on-street and public parking are available nearby.

The property has recently been granted planning consent to subdivide the existing space into three separate retail units: a Class 3, Class 1A shop with ancillary café use and a Class 1A office. Interested parties should contact the letting agents for further details/plans.

The subject properties will also be handed over in shell condition.



## Accommodation

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
UNIT 1	129.29	1,392
UNIT 2	93.35	1,005
UNIT 3	189.34	2,038
<b>TOTAL</b>	<b>411.98</b>	<b>4,435</b>

The above floor areas have been calculated on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6<sup>th</sup> Edition).

## Rent

Our client is seeking rental offers in the region of:

Unit 1 £10,500 per annum

Unit 2 £8,000 per annum

Unit 3: £15,500 per annum

## Lease Terms

The property is available for lease on flexible lease terms.

## Planning

The subjects were previously used as a convenience store by The Co-Operative Food Group. The property has subsequently received granted planning permission under planning ref 2022/0181/DET to be subdivided into 3 units. A Class 1A retail unit, a Class 1A retail unit with ancillary café use and a Class 1A office unit.

## Energy Performance Certificate

An Energy Performance Certificate is available upon request.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing purchaser/tenant will be responsible for any Land and Building Transaction Tax (LBTT) and Registration Dues, if applicable.

## Rateable Value

The subject will require to be reassessed upon occupation.

The rate poundage for 2026/2027 is 48.1p to the pound.

## Anti Money Laundering Regulations

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the transaction to proceed.

## Get in Touch

**For further information or viewing arrangements please contact the sole agents:**

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FK8 2NN



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