

# Lot 36, Main Street, Aberfoyle, FK8 3UG

For sale by Auction on 15th December 2022 (unless sold or withdrawn prior)



Heritable Development Opportunity

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### Heritable Development Opportunity

- Prominent Former Convenience Store in Popular Tourist Town
- Building Currently totals 350.80 sq m (3,776 sqft)
- Planning Consent to Subdivide into 3 Units - Class 1 retail unit, Class 1 Hot Food Takeaway and a Class 2 unit. Plans available in Legal Pack
- Located Opposite new Co-Operative Foodstore
- Neighbouring Occupiers Include Local Traders alongside the Post Office and Bank of Scotland
- 

#### Lot

36

#### Auction

15th December 2022

#### Status

Available

#### Sector

Development

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

20 miles west of Stirling, 26 miles north of Glasgow, 53 miles west of Edinburgh

#### Roads

A81, A811, M9

#### Rail

Stirling Railway Station

#### Air

Glasgow International Airport

### Situation

Aberfoyle is a popular Scottish tourist destination and is located in The Loch Lomond and Trossachs National Park at a key point of the A821 tourist trail. Located on the north side of the Main Street in Aberfoyle close to the junction with Trossachs Road (B829). Nearby occupiers include the Post Office, Bank of Scotland and Cooperative Food.

### Tenure

Heritable. Scottish equivalent of English Freehold

### Description

The property comprises a substantial single storey former convenience store. The property has been measured on a Gross Internal Area basis and totals 350.90 sq. m. (3,776 sq. ft.).

### VAT

VAT is applicable to this lot.

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## Tenancy & Accommodation

| Accommodation | Use                                | Floor Areas<br>Approx sq m | Floor Areas<br>Approx sq ft | Tenant            |
|---------------|------------------------------------|----------------------------|-----------------------------|-------------------|
| Ground Floor  | Retail sales / ancillary / storage | 350.80 sq m                | (3,776 sq ft)               | VACANT POSSESSION |
| <b>TOTAL</b>  |                                    | <b>350.80 sq m</b>         | <b>(3,776 sq ft)</b>        |                   |

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## Contacts

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