

1-4 MAIN STREET, ABERFOYLE, FK8 3UQ



MAIN STREET LOCATION



- Ground & 1st Floor
- Well Presented
- 689sq ft
- Rates Free
- Rent: £12,000p.a
- Sale: £125,000

LOCATION

The property is located on the south side of Main Street close to its junction with Trossachs Road and provides a good frontage and high visibility onto the main thoroughfare. The property occupies a prime retail location on Main Street in 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 and benefits from a high level of seasonal tourism and has become the alternative route to the Trossachs National Park and Loch Katrine. Main Street is well-established and provides a good level of pedestrian footfall and passing vehicular traffic.

The area is characterised as primarily retail, leisure and residential uses, with neighbouring occupiers including the Forth Inn, Co-Op, The Aberfoyle Inn and the Visit Scotland Visitor Centre. Parking is provided in the nearby Riverside Car Park, located immediately to the rear.

PROPERTY

The property is a two-storey mid-terraced retail unit offering good quality modern retail accommodation over the ground and first floors. The ground floor comprises an open-plan sales area and a store-room. The first floor is presently fitted as an escape room and provides a customer entrance/waiting room, an open plan area/ office for the escape room and a WC.

The property is currently trading as Outlaw Home, a gift shop that has been tastefully decorated. The floors have a tiled finish, while the walls and ceilings have a mixture of plaster and wood panelling with painted finishes. Lighting is a mix of spotlights and pendant lamps, and heating is by electric radiators.

NAV/RV

The property has been entered onto the valuation with the following NAV/RV

£2,500

RENT

The property is available on a new full repairing and insuring head lease for a negotiable term for £12,000p.a

SALE

The property is available on a freehold basis for £125,000





V.A.T.

Prices quoted are exclusive of V.A.T

E.P.C.

Available on request

LEGAL

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

ANTI-MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful purchaser / tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested at the relevant time.



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