

FOR SALE

HIGHLY PROMINENT RETAIL UNIT

May also be suitable for Commercial or Residential Development subject to Planning.

The Rade Building, Aberfoyle, Stirling FK8 3UG



Location

The property is situated in a prime location with excellent road frontage onto Main Street, Aberfoyle, also identified as the A821.

Aberfoyle is a popular tourist town and is located approximately 20 miles to the west of Stirling and some 27 miles north of Glasgow. The village is located within the boundaries of the Loch Lomond and Trossachs National Park and sits within a key part of the commonly recognised Trossachs Trail.

Description

The property comprises a retail unit over ground floor and is of stone construction under a pitched and cladded roof.

The subjects offer a single sales room on the ground floor with a further room providing storage. The unit is well presented and benefits from a dedicated yard/parking area to the front.

Accommodation

The unit is arranged over ground floor level only and extends to the following approximate net internal floor areas:

Sales	139 sqft	12.91 sqm
Storage	35 sqft	3.25 sqm

Asking Price

The Heritable Interest is available for offers in excess of £55,000 exclusive.

Legal Costs

Each party shall be responsible for their own legal costs incurred in the transaction

Energy Performance Certificate

An EPC is not applicable.

Planning

We understand that the property currently benefits from Class 1 (Retail) consent.

Rating Liability

Rateable Value	£1,650
UBR (2021/22)	£0.498
Rates payable	£822

Please note, 100% rates relief may apply under the Small Business Bonus Relief Scheme



Viewings

All viewings and further information is via the sole letting agents.

Douglas Hogg

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Subject to Contract

Date: June 2022

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