

ABERFOYLE DELICATESSEN

3-5 Dukes Court Main Street, Aberfoyle, Stirling, FK8 3UU

THE BUSINESS

Aberfoyle Delicatessen is a well-established, award winning, family run delicatessen and butchers. Located in a prominent position on Aberfoyle Main Street the business was established 24 years ago and is the only delicatessen and butchers within the area, which shows in the high turn over consistently achieved by the business each year.

Evolving over the years from a delicatessen to a butchers and now offering a selection of raw meats, freshly cooked meats, famous pies, quality preservatives and jams a large selection of delicatessen foods and every other kind of product you would imagine a modern delicatessen and award winning butcher to offer. The popular takeaway service is a massive hit with locals, tourists visiting the area, walkers, cyclists and workers in the area providing an additional income revenue to the butchers and delicatessen. The mail order service is popular with many customers.





Overall, Aberfoyle delicatessen and butchers is a highly regarded, modern and profitable business located in a prominent position on the village main street, benefiting from high footfall. In an ever-changing market the business has plenty of room for growth.

Accommodation comprises, a large welcoming retail area with chillers, display units and a serving counter, giving access to a well equipped commercial workshop/ kitchen, staff wc and back entrance door. Externally is the well-known blue and white striped awning and picnic style seating.

Tenure - freehold

Services - electricity, main water, mains drainage

Accounts - will be made available following a pre-arranged viewing appointment





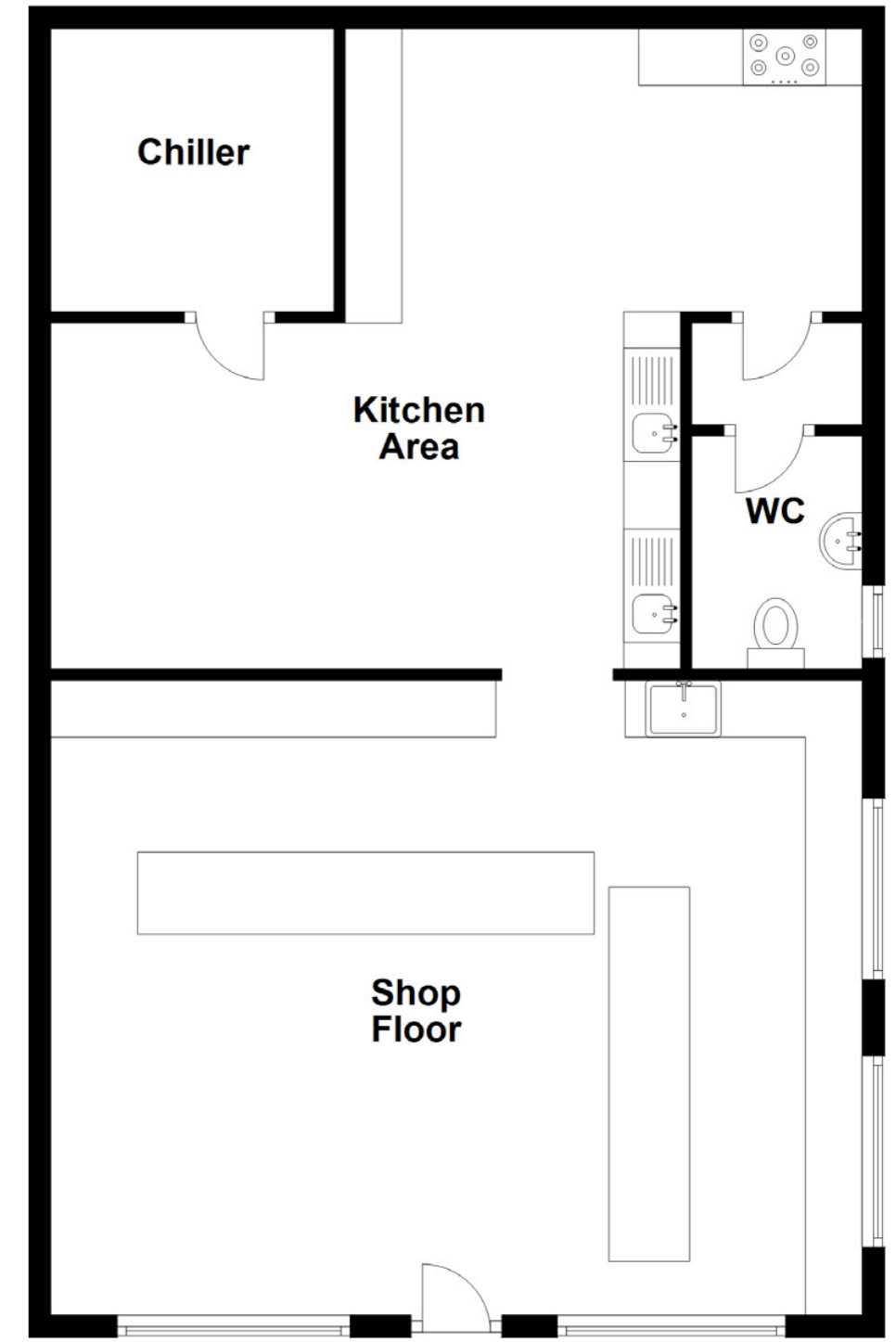




FLOOR PLAN

Approximate Dimensions
(Taken from the widest point)

- Shop Floor 7.15m (23'6") x 5.60m (18'4")
- Kitchen Area 5.65m (18'6") x 5.55m (18'3")
- Chiller 2.50m (8'2") x 2.50m (8'2")
- WC 2.06m (6'9") x 1.50m (4'11")



THE LOCATION

The surrounding countryside is renowned for its beauty which has always drawn people to the area. The A81 road affords good access to Glasgow and Stirling, as well as linking into the national motorway networks to Edinburgh, Perth and beyond. Both Glasgow and Edinburgh airports are within an hour's drive of Aberfoyle.

Stirling, some 20 miles away is the nearest city. Enjoy more extensive cultural, leisure and shopping services alongside a range of historical attractions such as Stirling Castle and the Wallace Monument. Stirling University's MacRobert Arts Centre provides exhibitions, cinema and theatre performances.

Aberfoyle provides an excellent range of shopping facilities. The village centre with supermarket, pharmacy, post office, cafés, pubs and other local services, is within strolling distance. There is a well regarded primary school in the village and secondary schooling at Maclaren High School in Callander. There are a number of private day schools in the area.



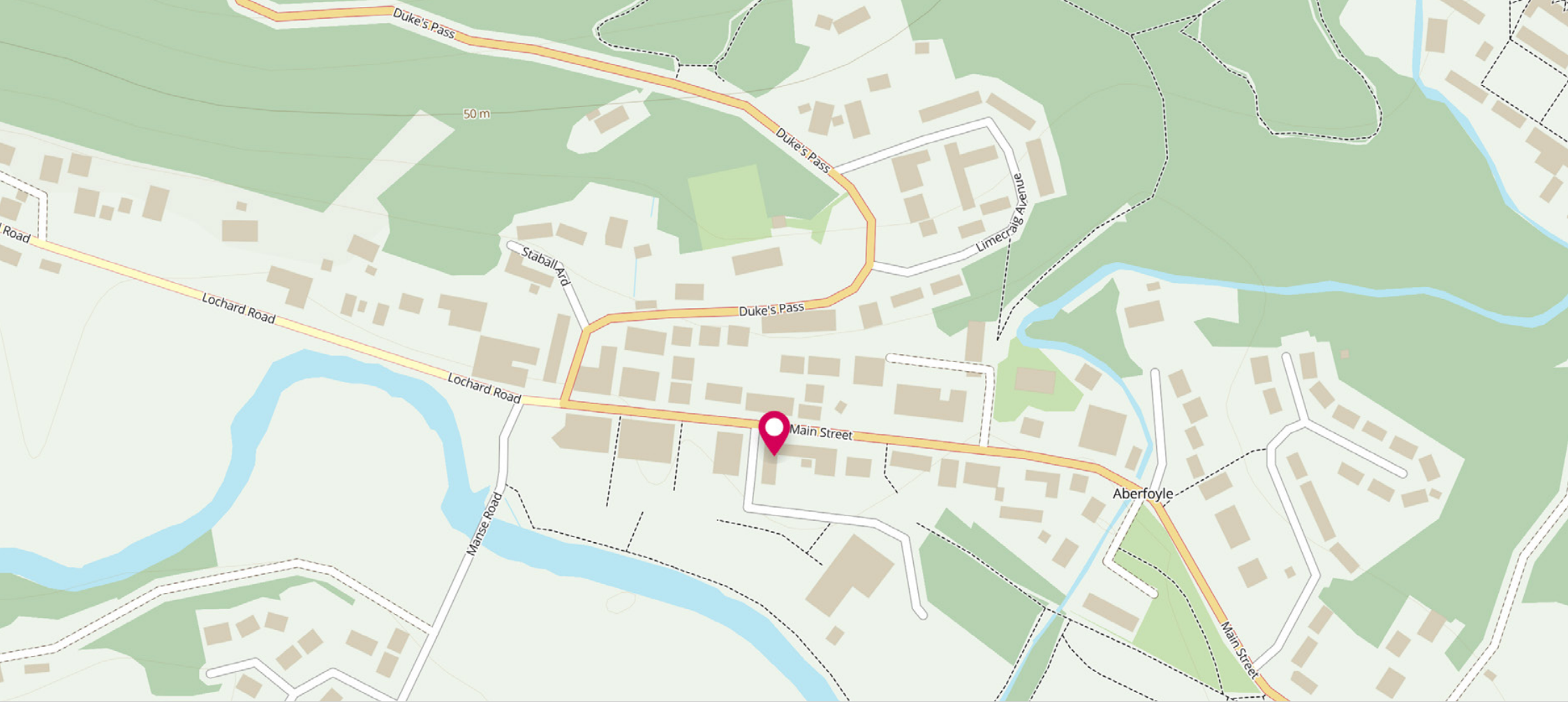
For the sports enthusiast there is a 9 hole golf course at Aberfoyle, numerous running routes, hill-walking opportunities and bridle paths. Go-Ape provides treetop adventures and there is a sailing club and water-sport centre on Loch Ard. Aberfoyle also has a growing reputation as mountain bike centre with nationally acclaimed cycle trails and events.

Loch Lomond is some 12 miles to the south west offering sailing, water skiing, jet biking, fishing and beautiful scenery in which to relax. For the angling enthusiast, some of the local rivers & lochs can be fished by permit.

Ythan Craig is within the Loch Lomond & Trossachs National Park, an area of stunning natural beauty where the magnificent landscape has fired the imagination of writers and artists for centuries. It embraces the deep waters of Loch Lomond, the wild glens of the Trossachs, Breadalbane's high mountains and the sheltered sea lochs of the Argyll Fores



LAKE OF MENTEITH



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01786 231 155
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
CONNIE NUGENT
 Surveyor



Professional photography
CRAIG DEMPSTER
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer



@mflcommercial



@mcewanfraserlegalcommercial



@mcewanfraserlegalcommercial