



Liz McGregors Coffee Shop Ltd, 55 Main Street
Aberfoyle, Stirling, FK8 3UG


McEwan Fraser Legal
Solicitors & Estate Agents



McEwan Fraser Legal is delighted to present to the market the popular and well-known Liz McGregors coffee shop located in a prominent position on Aberfoyle Main Street in the heart of the Trossachs. Due to early retirement, the business is being offered as a going concern on a freehold basis.

Liz McGregors is well known within the area and benefits from local repeat clientele and plenty of trade from passing tourists due to the popularity of Aberfoyle and the Trossachs with visitors from all over the world. The current owners have worked hard to establish the business over the last 40 years and it is now one of the Trossachs 'go-to' cafes with a 4 rating on TripAdvisor. In addition to the profitable coffee shop, the current owners offer an outside catering service which provides the business with a healthy additional income stream. The cafe's current operating hours are 7 days 9.30 am - 5 pm the hours could be increased into the evening in the summer months.

Accommodation comprises a welcoming cafe area to the front of the property and a well-equipped commercial kitchen to the rear with everything required to service the cafe and outside catering business. There is ample storage throughout the cafe and ladies and gentlemen's facilities. The cafe is currently set for 25 covers internally and 12 outside on Aberfoyle Main Street. The cafe benefits from a high footfall given its positioning on Aberfoyle Main Street.

Overall, Liz McGregors offers the new owner a massive opportunity to purchase a much loved, local business established over 4 decades in the heart of the community with a high turnover, healthy profit and massive potential for growth.

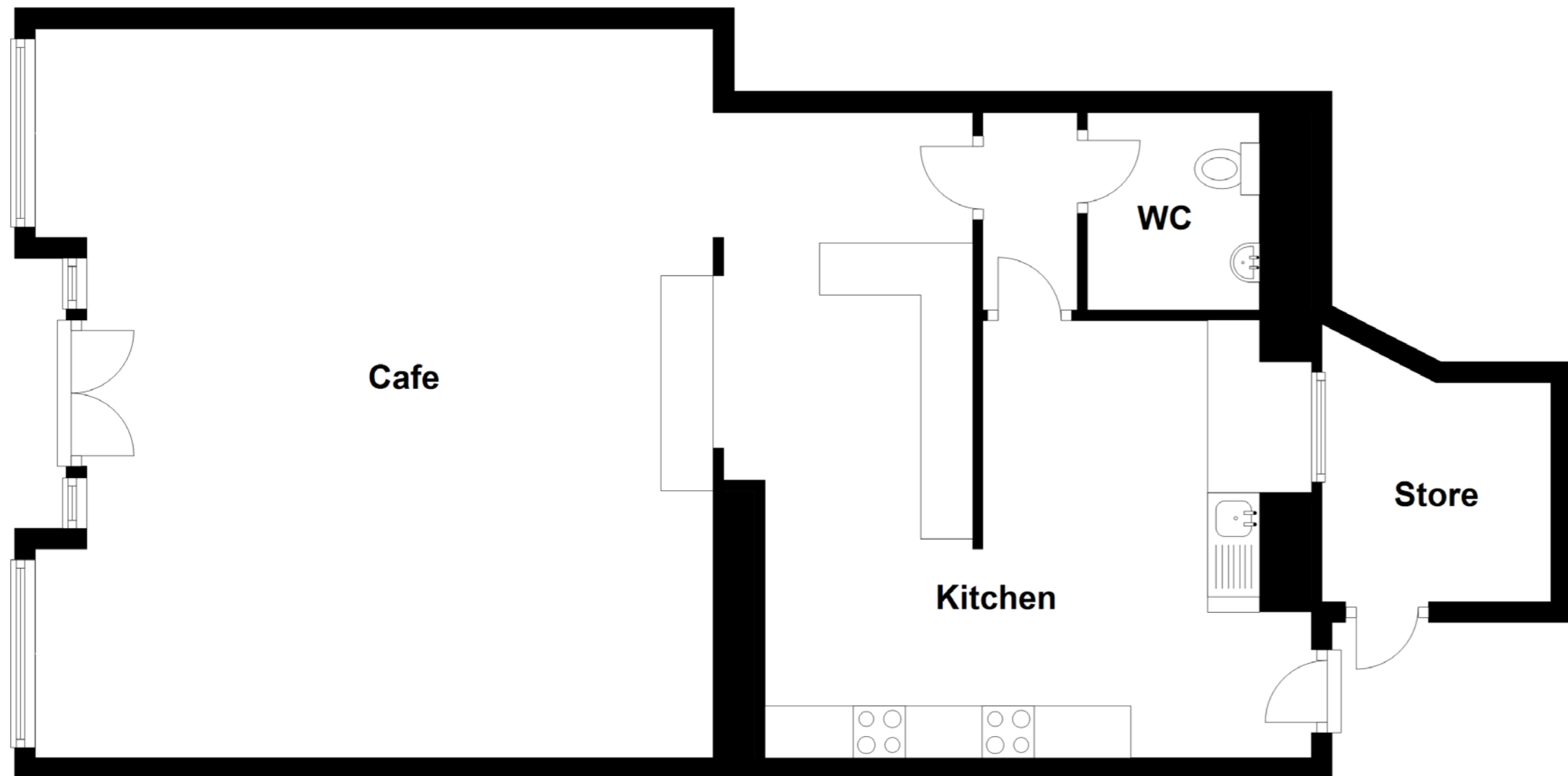




“ benefits from local repeat clientele and plenty of trade from passing tourists ”







Floor Plan & Dimensions

Approximate Dimensions
(Taken from the widest point)

Cafe	7.00m (23') x 6.51m (21'4")
Kitchen	6.20m (20'4") x 4.75m (15'7")
WC	1.90m (6'3") x 1.65m (5'5")
Store	2.20m (7'3") x 2.10m (6'11")

Tenure: Freehold

Services: Mains electricity, water and drainage

Accounts: Will be made available following a formal viewing





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.

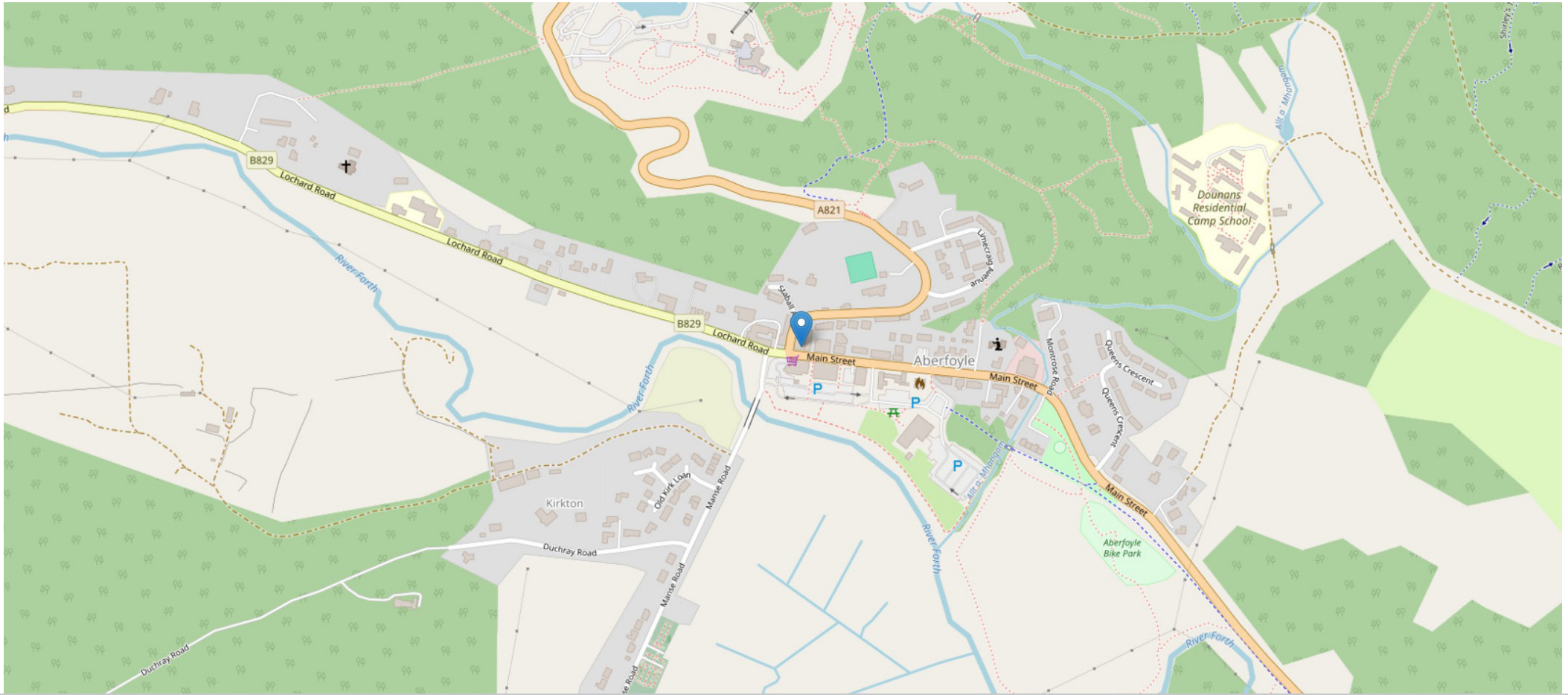
Aberfoyle provides an excellent range of shopping facilities. The village centre with a supermarket, pharmacy, post office, cafés, pubs and other local services, is within strolling distance. There is a well-regarded primary school in the village and secondary schooling at Maclaren High School in Callander. 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 a mountain bike centre with nationally acclaimed cycle trails and events.

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

Ythan Craig is within the Loch Lomond and 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.





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
 Commercial Valuer



Professional photography
CRAIG DEMPSTER
 Photographer



Layout graphics and design
ALLY CLARK
 Designer



@mfl_commercial



@mcewanfraserlegalcommercial



@mcewanfraserlegal_commercial