

# THE SHOPPE, 77 HIGH STREET

NEW ABERDOUR, FRASERBURGH, AB43 6LD



# NEW ABERDOUR

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The business occupies a highly visible trading position and provides a local convenience store and B&B guest accommodation in the heart of the coastal and countryside village of New Aberdour. Located on the northeast coast of Scotland in the quaint and quiet rural village of New Aberdour. The historic and very popular New Aberdour beach lies approximately one and a half miles away from the village which offers views of high cliffs and caves. The beach itself has a pleasing crescent-shaped bay where you will often see boats moored. Within the village is this convenience store with post office service. Approximately four miles from New Aberdour lies the village of Rosehearty where there are many local amenities, including a modern up-to-the-minute Primary School, local convenience store, butchers, Post Office, thriving Hotels and a golf course. Nearby is also the coastal town of Pennan, famous for featuring in the film "Local Hero".

The bustling town of Fraserburgh approximately eight miles from the property is a major fishing port and lies at the far northeast corner of Aberdeenshire and is the biggest shellfish port in Europe it also has one of the largest fishing fleets in the UK. While fishing is the town's main industry Fraserburgh and the local area has a wealth of undiscovered beauty. This magical coastline offers some amazing activities and attractions including golfing, bird watching, shooting, and where the angler is spoilt for choice as there are several harbours and rivers a short walk or drive waiting to be fished. Within the town of Fraserburgh, there is primary and secondary education, banking facilities, restaurants, cafés, pubs, local shops, and major supermarkets.

Easy access to the A90 gives direct routing to Aberdeen, approximately forty-two miles to the south. The main transport hub of Aberdeen is Union Square, where a comprehensive range of buses and the East Coast Railway Network operates from. National and international flights are provided from Dyce Airport.



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MCEWAN FRASER LEGAL IS DELIGHTED TO BRING TO THE MARKET A FANTASTIC OPPORTUNITY TO PURCHASE (ON A FREEHOLD BASIS) THIS BUSY MINI CONVENIENCE STORE AND BED AND BREAKFAST BUSINESS WHICH IS WELL-RUN AND POPULAR WITH BOTH LOCAL AND TOURIST TRADE. THE BUSINESS HAS BEEN IN OPERATION BY THE CURRENT OWNERS FOR APPROXIMATELY TEN YEARS AND IS NOW ON THE MARKET AS OUR CLIENTS ARE NOW LOOKING TO RETIRE.

The store stocks a good selection of convenience items including alcohol, tobacco, daily papers, confectionery, and an assortment of hardware items. There is scope to increase turnover with additional opening hours and expansion of the retail lines, the business also generates additional income from three en-suite guest bedrooms.

The business premise and attached property are in fantastic condition and are well maintained throughout, there is a good opportunity available for new owners to take this popular business to the next level. The area is serviced by the public transport system with bus stops within easy walking distance of the store. The business is well signed and easily visible. The premises also benefits from an alarm system.

Briefly, the business and property comprises of the shop with two front facing windows for advertising, entrance hall, inner hallway, stockroom/store, main kitchen, annex family room with en-suite shower room and kitchen units, rear hall, utility room, WC, main living room with open plan dining area, rear sun porch. The first floor consists of; upstairs landing, owners master bedroom and the additional two guests bedrooms both with en-suite shower rooms. The

property benefits from extensive storage on both floors.

#### KEY INFORMATION:

- Spacious and immaculately presented shop.
- Additional B and B income from three ensuite guest rooms.
- Private and secure owners accommodation.
- Utility room with two washing machines, dryer, and press.
- Single garage and workshop with remote door.
- Extensive loc block off-road parking.
- Guest family room annexe with en-suite shower room and kitchen units.
- Fully enclosed rear lawn with mature shrubs, trees, and plants.

**TENURE:** Freehold.

**STAFF:** The business is run and managed by the current owners.

**ACCOUNTS:** Available by request from interested parties after viewings via accountant or solicitor.

Viewings are highly recommended and by appointment only.



SHOP & ANNEXE





HALL, LOUNGE, KITCHEN, UTILITY & WC





**BEDROOMS & EN-SUITE**

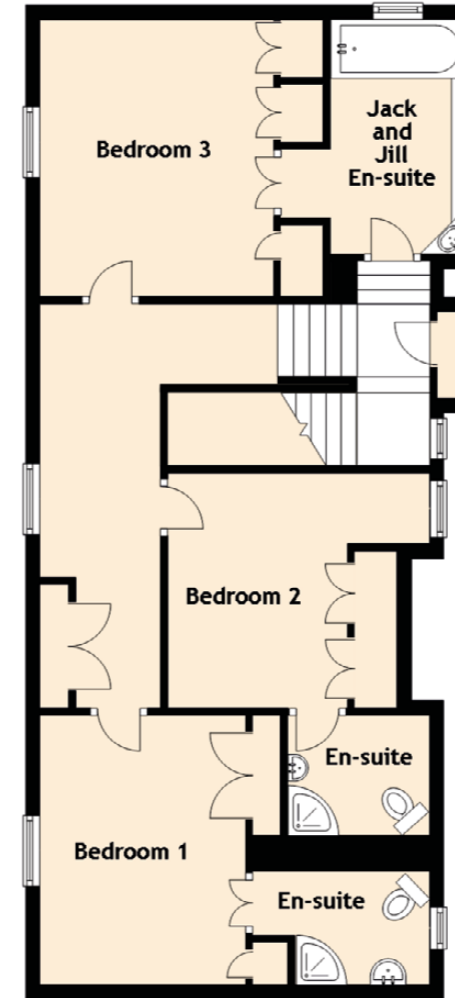
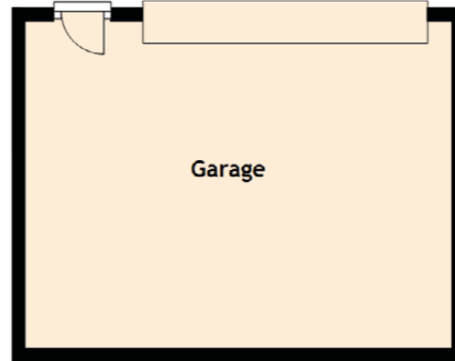


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THE BUSINESS  
ALSO GENERATES  
ADDITIONAL  
INCOME FROM  
THREE EN-  
SUITE GUEST  
BEDROOMS

# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

<b>Ground Floor</b>	
Sun Room	3.50m (11'6") x 1.80m (5'11")
Kitchen	3.50m (11'6") x 2.80m (9'2")
Dining Room	3.80m (12'6") x 3.50m (11'6")
Lounge	4.70m (15'5") x 4.20m (13'9")
WC	1.50m (4'11") x 1.30m (4'3")
Utility	2.30m (7'7") x 1.50m (4'11")
Shop	10.00m (32'10") x 6.30m (20'8")
Stock Room	5.00m (16'5") x 3.30m (10'10")
<b>Annexe</b>	
Family Room	5.10m (16'9") x 5.00m (16'5")
Kitchen	2.10m (6'11") x 1.60m (5'3")
Shower Room	1.70m (5'7") x 1.60m (5'3")
<b>First Floor</b>	
Bedroom 3	3.90m (12'10") x 3.30m (10'10")
Bedroom 1	3.40m (11'2") x 2.90m (9'6")
En-suite	2.50m (8'2") x 1.60m (5'3")
En-suite	2.00m (6'7") x 1.70m (5'7")
Jack and Jill En-suite	3.30m (10'10") x 1.90m (6'3")
Bedroom 2	3.70m (12'2") x 3.31m (10'10")
Garage	6.00m (19'8") x 5.00m (16'5")

Gross internal floor area (m<sup>2</sup>): 279m<sup>2</sup> | EPC Rating: F

Extras (Included in the sale): All fixed floor covering and blinds are included in the sale, stock at valuation on the day of sale, the contents for the guest bedrooms is available by separate negotiation. The property benefits from central heating and double glazing, TV, Satellite points and alarm.

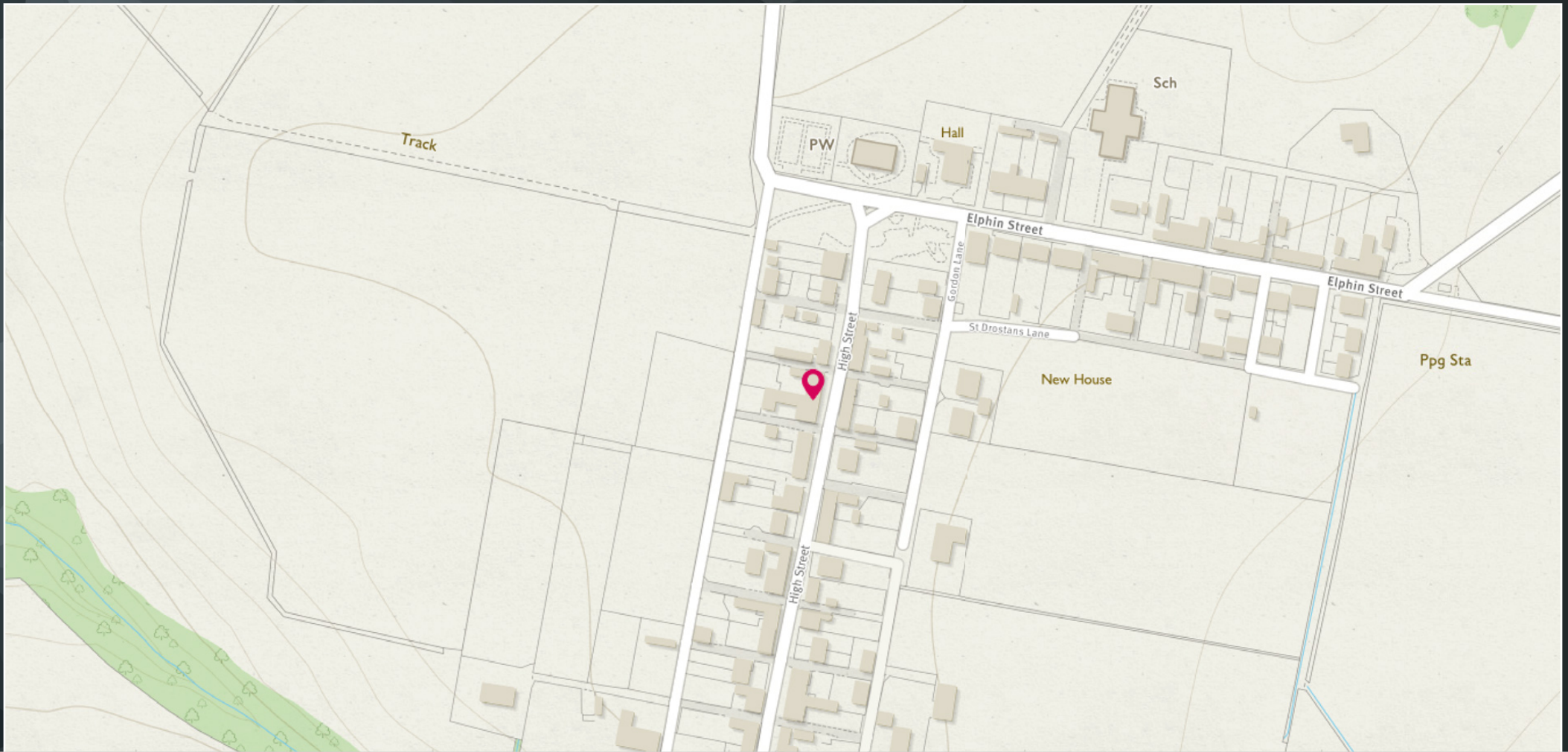


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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