



humberstones

National Specialist Agents and Valuers

ABERFOYLE POST OFFICE

MAIN STREET, ABERFOYLE, FK8 3UG

Ref. 1203



FREEHOLD

Guide Price
£95,000 + SAV

Cornerstone Business Agents
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CORNERSTONE
Business Agents

Traditional Post Office business

Good sized freehold property

Run under same ownership for circa 33 years

Located in the heart of Loch Lomond & Trossachs National Park

Ideally suited for owner operator

Scope to develop existing business operation

Aberfoyle Post Office, Main Street, Aberfoyle, FK8 3UG

SITUATION

Aberfoyle Post Office is located in a prominent position on Main Street in the heart of the attractive and well visited tourist town of Aberfoyle. Aberfoyle is situated at the heart of Loch Lomond and Trossachs National Park on the banks of the River Forth.

Aberfoyle is a hugely popular holiday village and is an ideal base to explore the surrounding Loch Lomond & Trossachs National Park. Nearby you will also find Loch Ard which has many activities on offer such as water sports, fishing and many walking trails. Also within an easy reachable distance are Loch Katrine, Loch Achray, Loch Lomond and the Lake of Menteith.

The Main Street of Aberfoyle has a good selection of eateries, bars, guest houses and retail outlets.

Scotland's largest city Glasgow lies 26 miles to the south with Stirling being 26 miles and Edinburgh 55 miles, both to the south-east.

PROPERTY

The business occupies the ground floor only of an end unit in a parade of complimentary retail business with separately owned residential accommodation above.

The listed frontage has traditional signage, a canopy and a large display window and a recessed entrance way.

There is plentiful car parking directly outside the business and in the surrounding areas.

INTERNAL DETAILS

The shop is laid out in a traditional style with the main Post Office counter position towards the rear of the sales area.

There is also a retail counter located on the right hand side on entering with the remainder of the sales floor well stocked by way of greeting cards displays, wall shelving and centrally positioned double sided aisle gondola.

The business currently offers a range of greeting cards, stationery, confectionery, soft drinks, childrens toys, tourist gifts and general health and beauty products along with the Post Office services on offer.

ANCILLARY AREAS

Towards the rear of the property is a good sized sorting office which is used by the local postmen and postwomen, storage area and staff w/c.

THE BUSINESS

Having owned and operated Aberfoyle Post Office now for approximately 33 years our client has reluctantly placed the business on the market to allow her to retire.

The sale of the business offers an excellent opportunity for ideally a hands-on operator looking to take on a retail opportunity with solid Post Office income located in a highly desirable area of central Scotland.

The Post Office income is made up both from transactions over the counter but also through the Post Office use of the sorting office located to the rear of the property.

The Post Office services continue to ensure a steady footfall and there is undoubtedly an opportunity to develop the retail side of the business to take advantage of this and maximise turnover and profits.

STAFF

The business is run by the owner along with the assistance of two part-time members of staff.

OPENING HOURS

Monday to Saturday 8.00am – 5.30pm

Sunday 10.00am – 5.30pm

SERVICES

We are advised that all mains services are connected.

Aberfoyle Post Office, Main Street, Aberfoyle, FK8 3UG

TRADING FIGURES

Full trading profit and loss accounts will be made available to seriously interested parties only after formally viewing the business.

TENURE

Freehold.

PRICE

A guide price of **£95,000 + stock at valuation** is sought for the heritable property, goodwill of the business and all fixtures & fittings pertaining thereto.

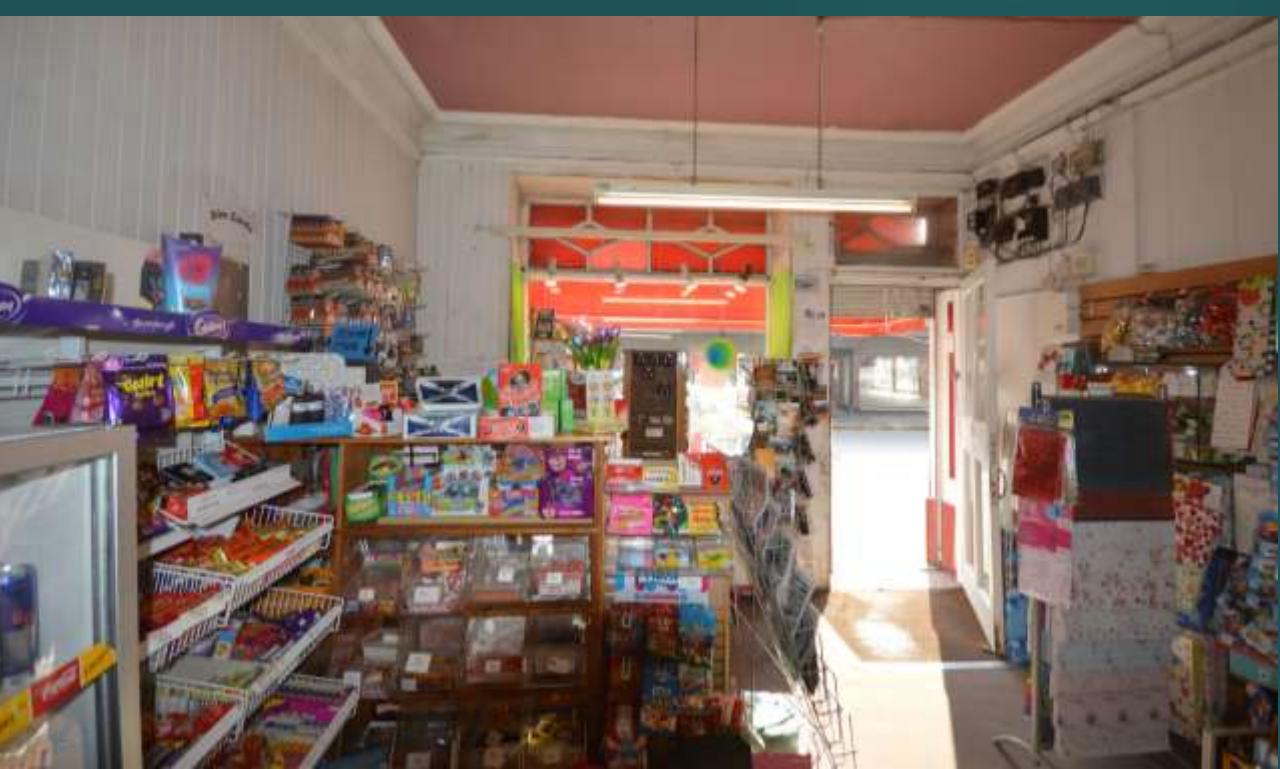
VIEWING

Strictly by appointment via the sole selling agents Comerstone Business Agents. Phone 0131 445 7222 or email info@cornerstoneagents.co.uk.

OFFERS

All offers couched in Scottish legal terms should be submitted to the sole selling agents.





Important Notes

Sales Particulars & Web Listings

Please note any information contained in sales particulars or web listings for businesses being marketed by Cornerstone Business Agents is intended for general guidance only and should not be taken as statements of fact.

Prospective purchasers should always seek independent professional advice before committing to purchasing a business.

Viewing Appointments

Whilst it is a good idea to visit a business that is being marketed for sale as a customer before making a formal viewing, it is vitally important that such visits are carried out confidentially and that no approach is made to the staff, owners or customers of the business.

Many businesses are being marketed confidentially and the staff and locals may not know that the business is on the market, therefore a casual approach can adversely affect the business.

Formal viewing appointments should always be made via Cornerstone Business Agents by calling 0131 445 7222 or completing our [viewing request form](#).

If you wish to cancel an appointment or will be delayed please inform Cornerstone as soon as possible. During out of office hours please call the business direct - however only speak to the person to whom your appointment is with.

Please drop us an email at info@cornerstoneagents.co.uk or give us a call on 0131 445 7222 after you have viewed to let us have your thoughts and feedback on the business you have viewed.

Trading Figures & Accounts

As sales particulars are readily available to be downloaded from the internet it is rare that confidential trading figures are included in sales particulars. For reasons of confidentiality accounts are in most cases only available after a formal viewing. We understand that this can cause problems as it is pointless viewing a business that is not affordable. We therefore suggest that you call Cornerstone and ask for the agent handling the sale who will give guidance on trading levels and profitability before you view.

Business Finance

There are a wide range of funding options available to assist with a business purchase. Cornerstone work with a wide range of lenders and commercial finance brokers to ensure that purchasers of our clients' businesses obtain the most advantageous funding facilities available. Please contact us if you would like to discuss business finance options with one of our independent specialists.

We strongly advise that business purchasers discuss funding criteria with a specialist broker at an early stage. Discussing funding criteria with a single lender is unlikely to result in the best funding solution being found. Please call 0131 445 7222 to speak to one of our finance specialists.

Legal Aspects of Buying a Business in Scotland

You will need to instruct a Scottish solicitor to act on your behalf when buying a business in Scotland. Scottish law differs from English law. It is important to instruct a solicitor who is experienced in buying the type of business you are considering.

Cornerstone offer a list of solicitors that we can recommend. Please drop us an email to info@cornerstoneba.co.uk for more information.