# **Aberdeenshire AB52 6JB**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)





Heritable Supermarket Investment with Car Parking

www.acuitus.co.uk

## **Aberdeenshire AB52 6JB**





### **Property Information**

### **Heritable Supermarket Investment with Car Parking**

- Well established convenience store in popular market town
- Let to Cooperative Group Food Ltd until October 2027
- Includes customer car park
- 600 metres from Insch Railway Station
- Approx. 316.62 sq m (3,408 sq ft)

Lot Auction

59 30th October 2025

Rent Status £53,308 per Annum Exclusive Available

Sector Auction Venue
Supermarket/Convenience Live Streamed Auction

### Location

Miles 26 miles north west of Aberdeen

**Roads** B992, A96

Rail Insch Railway Station

Air Aberdeen Airport

#### Situation

Insch is a popular town in Aberdeenshire with access to the A96 linking Aberdeen and Inverness. The town also benefits from a railway station providing a direct link to Aberdeen. The property is situated on Commerce Street in the town centre. Nearby occupiers include Morrisons Daily and a mix of independent retailers, restaurants and takeaways.

#### **Tenure**

Heritable.

### **Description**

The property comprises a substantial detached convenience store with customer car parking fronting Commerce Street and rear loading via Western Road.

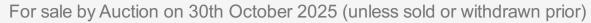
#### VAT

VAT is applicable to this lot.

DISCLAIMER

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## **Tenancy & Accommodation**

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground	Convenience Store	316.62	(3,408)	CO-OPERATIVE GROUP FOOD LIMITED	10 years from 25/10/2017	£53,308
Total		316.62	(3,408)			£53,308

<sup>(1)</sup> Co-operative Group Limited is a British consumer co-operative with a family of retail businesses including food retail, wholesale, e-pharmacy, insurance and legal services, and funeral care. The Co-operative Group has over 65,000 employees across the UK and over 2,500 food and convenience stores (www.coop.co.uk).

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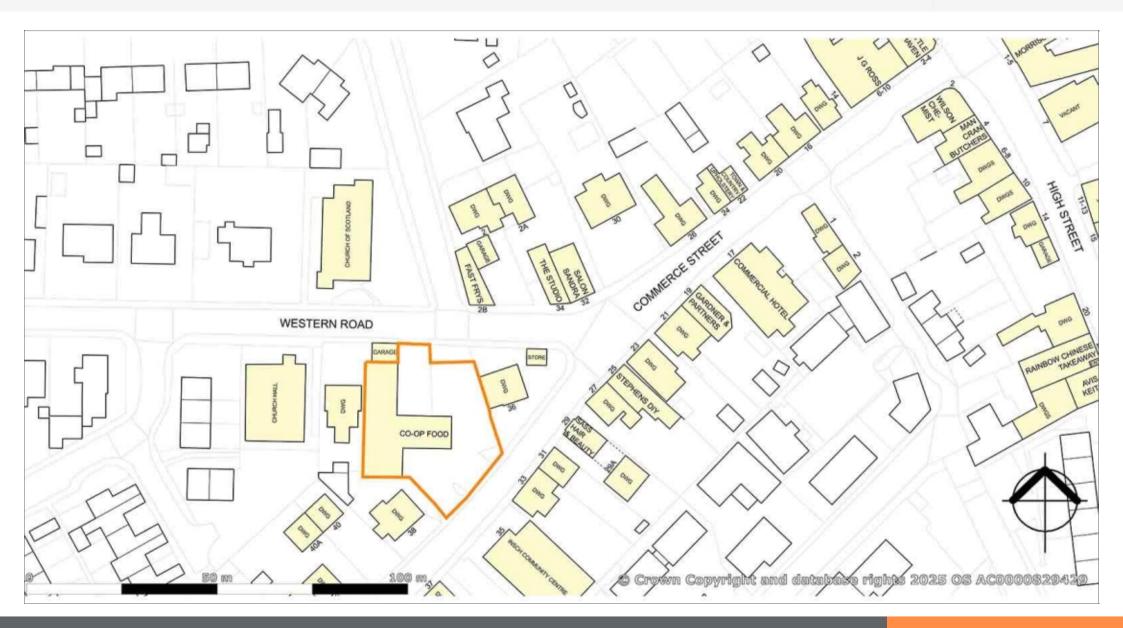




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### **Contacts**

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#### **Seller's Solicitors**

Miller Samuel Brown
The Forsyth Building 5 Renfield Street
Glasgow
G2 5EZ

John Cowan 0141 227 6022 jbc@mshblegal.com

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