

# Lot 59, Co-Op Convenience Store, 38 Commerce Street, Inch, Aberdeenshire AB52 6JB

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



# Lot 59, Co-Op Convenience Store, 38 Commerce Street, Inch, Aberdeenshire AB52 6JB

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



## 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 Inch Railway Station
- Approx. 316.62 sq m (3,408 sq ft)

#### Lot

59

#### Auction

30th October 2025

#### Rent

£53,308 per Annum Exclusive

#### Status

Available

#### Sector

Supermarket/Convenience

#### Auction Venue

Live Streamed Auction

### Location

#### Miles

26 miles north west of Aberdeen

#### Roads

B992, A96

#### Rail

Inch Railway Station

#### Air

Aberdeen Airport

### Situation

Inch 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

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

# Lot 59, Co-Op Convenience Store, 38 Commerce Street, Inch, Aberdeenshire AB52 6JB

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



## 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
<b>Total</b>		<b>316.62</b>	<b>(3,408)</b>			<b>£53,308</b>

(1) 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](http://www.coop.co.uk)).



# Lot 59, Co-Op Convenience Store, 38 Commerce Street, Inch, Aberdeenshire AB52 6JB

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)





**Lot 59, Co-Op Convenience Store, 38 Commerce Street, Inch,  
Aberdeenshire AB52 6JB**

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)





# Lot 59, Co-Op Convenience Store, 38 Commerce Street, Inch, 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](http://www.acuitus.co.uk)

# Lot 59, Co-Op Convenience Store, 38 Commerce Street, Inch, Aberdeenshire AB52 6JB

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)





# Lot 59, Co-Op Convenience Store, 38 Commerce Street, Inch, Aberdeenshire AB52 6JB

For sale by Auction on 30th October 2025 (unless sold or withdrawn prior)



## Contacts

### Acuitus

**Alexander Auterac**  
+44 (0)20 7034 4859  
+44 (0)7713 135 034  
[alexander.auterac@acuitus.co.uk](mailto:alexander.auterac@acuitus.co.uk)

**Gway Kanokwuttipong**  
+44 (0)20 7034 4864  
+44 (0)7456 888 750  
[gway.kanokwuttipong@acuitus.co.uk](mailto:gway.kanokwuttipong@acuitus.co.uk)

### Seller's Solicitors

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

**John Cowan**  
0141 227 6022  
[jbc@mshblegal.com](mailto:jbc@mshblegal.com)

## Misrepresentation Act

Acuitus Limited, for themselves and for the vendors of this property, whose agents they are, give notice that

(i) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details. No responsibility or liability is or will be accepted by Acuitus Limited, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Acuitus Limited or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Acuitus Limited include any joint agents acting with Acuitus Limited.

2024