

**Lot 39, Co-Op Convenience Store, 38 Commerce Street, Insch,
Aberdeenshire AB52 6JB**

For sale by Auction on 12th February 2026 (unless sold or withdrawn prior)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 Insch Railway Station
- Approx. 316.62 sq m (3,408 sq ft)

Lot

39

Auction

12th February 2026

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	Insch Railway Station
Air	Aberdeen Airport

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.

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.

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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

(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).

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