

FOR SALE

Established Busy Convenience Store, Garage, Post Office And Filling Station



Central Garage

A97, Glenkindie, Alford AB33 8RE

Offers in the region of £250,000 - Freehold

Find out more at
www.g-s.co.uk

- **Established Busy Convenience Store, Post Office And Filling Station**
- **Located in the Heart of Whisky Country**
- **Central Village Location On Main Road**
- **Way Of Life Business And Would Suit A Hands On Operator**



INTRODUCTION

Central Garage offers a flexible way of life business that would suit a range of hands on operators.

Located in Glenkindie, in the heart of Whisky Country and just outside the Cairngorm National Park, the site services both tourist and locals alike.

The site offers large garage, a convenience shop offering a good range of food items, household cleaning products, alcohol etc. supplying the local community along with the busy tourist trade. The post office also has a strong community trade and is well used by the locals. The filling station which has 24 hours facilities is in constant use. The current owners have run the garage as an MOT centre, however as retirement nears they have diversified and currently run it as part garage part garden centre. This property is a way of life business and could be adapted to offer a range of business offerings.

The shop is fully licensed for beers, wines and spirits.

The filling station is presently supplied by Gleaner and the owners will discuss this with interested parties at the time of viewing.

Our clients moved to the area and purchased the business around 10 years ago and now feel it is time to step back for retirement.

THE PROPERTY

The property is situated in its own grounds with main building offering shop, large garage and store on ground floor with staff toilet. Further storage is located in to the rear of the property.

ACCOMMODATION SUMMARY

- Ground floor shop and Staff room/storage.
- Large Garage with further storage space
- Portacabin offering office space
- **Large parking area/land for other use**

TRADE

Further information for the business will be shown to seriously interested parties following a formal viewing.

STAFF

TUPE regulations will apply to all members of staff.

LICENCE

The Premises is Licensed under the Licensing (Scotland) Act 2005.

SERVICES

Mains electricity and private water supply and a septic tank.

ENERGY PERFORMANCE CERTIFICATE

The EPC will be made available to interested parties.

RATEABLE VALUE

The Rateable Value is £5,600 (effective date April 2023)

Small Business rates exemption should apply. Purchasers are advised to check this matter themselves.

TENURE

The Heritable (Scottish equivalent of Freehold) interest of the property is being sold.

EXCLUSIONS

There are no exclusions in the sale.









PRICE

Offers in the region of £250,000 are being sought for the freehold in the property. Stock will be sold separately by valuation on date of entry.

FINANCE / BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in the financing of business and property purchases in Scotland and we would be happy to assist with introductions if required.

VIEWING

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property or members of staff.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald,
233 St Vincent Street,
Glasgow,
G2 5QY



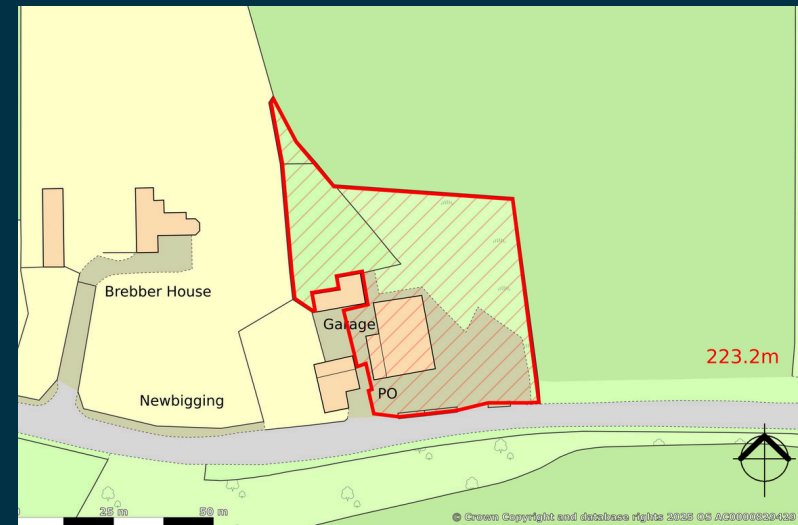
To arrange a viewing please contact:



Martin Sutherland
Licensed Trade and Business Agent
martin.sutherland@g-s.co.uk
07768 704 203



Katie Tait
Surveyor - Hotel + Leisure
katie.tait@g-s.co.uk
07500 423 941



1. These particulars are intended as a guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.

Date published: **January 2026**

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.