

# RETAIL AND RESIDENTIAL PROPERTY/BUSINESS OPPORTUNITY

13 & 15 DUNKELD STREET, ABERFELDY, PH15 2DA



**Galbraith**



- Retail Unit and 3 Bedroom Residential Apartment
- Attractive traditional property
- Town centre location
- Apartment suitable for short-term holiday lets subject to obtaining the necessary licences
- On street parking

#### LOCATION

13 & 15 Dunkeld Street is located in Aberfeldy town centre as short distance to from The Square which is the principal shopping area of the town. The street is made up of commercial and residential properties with nearby occupiers including Co-op, The Original Factory Shop, The Birks Cinema together with a wide range of local and regional retailers and professional services.

Aberfeldy has a population of approximately 2,000 and is an important commercial centre that services the wider rural hinterland of Highland Perthshire.

#### DESCRIPTION

The property is a 3 storey traditional stone building under a pitched slate roof currently used as a shop and residential flat on the north side of Dunkeld Street in Aberfeldy.

The ground floor comprises a shop with excellent frontage onto Dunkeld Street and a small return frontage on the east elevation. There is a main retail area, kitchen small storeroom and W.C.

The shop extends to approximately 798 sq.ft (74.16 sq.m).

The residential flat is accessed via steps directly off a lane to the east and is arranged over first and second floors. The accommodation comprises:

First Floor: Hall. Dining Kitchen. Sitting Room. Bedroom.

Second Floor: Two Bedrooms. Landing. Bathroom with W.C. and Shower Room with W.C.

The flat extends to approximately 1,167 sq.ft (99.13 sq.m).

The property has principally been used for short term holiday lets and has been finished to a very high standard and benefits from quality fixtures and fittings throughout.

#### THE BUSINESS

The shop has been trading as Dow's of Aberfeldy which retails high quality kitchenware and also trades as a catering company providing outside catering for a range of events. Whilst the heritable property is being offered for sale, the business may be available by separate negotiation together with any stock by separate valuation.





### GUIDE PRICE

Our clients are seeking offers in excess of £350,000 for their freehold interest in the subjects.

Interested parties will be notified of a closing date and requested to submit a heads of terms offer. Galbraith will issue the required form of offer to interested parties on notification of the closing date. The form of offer will include the minimum information required and timescales.

We recommend that interested parties note their interest in the site in order to be kept informed of any closing date and to receive any additional pertinent information.

### SERVICES

Mains Water  
Mains Drainage  
Mains Electricity  
Gas Fired Heating

### ENERGY PERFORMANCE CERTIFICATE

The shop has an EPC rating of G.

### RATEABLE VALUE/COUNCIL TAX

13 Dunkeld Street has a rateable value of £6,000.

15 Dunkeld Street has rateable value of £3,900.

### LEGAL COSTS

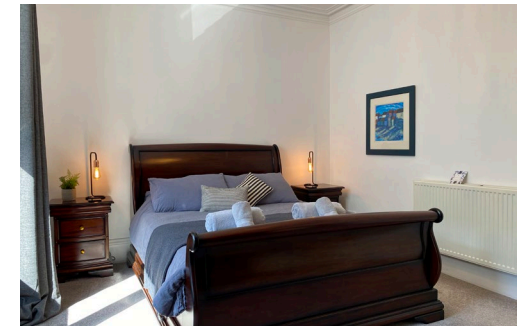
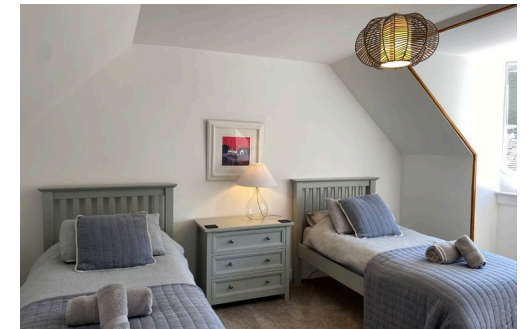
Each party will be responsible for bearing their own legal costs. The purchaser/s will be responsible for LBTT, registration dues and VAT incurred in connection with the transaction.

### VIEWING AND FURTHER INFORMATION

Viewings are by appointment only. Any enquiries or requests for further information should be directed to the sole selling agents as undernoted.

Galbraith  
Suite C,  
Stirling Agricultural Centre,  
Stirling,  
FK9 4RN

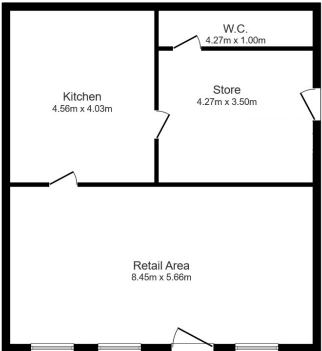
Harry Stott  
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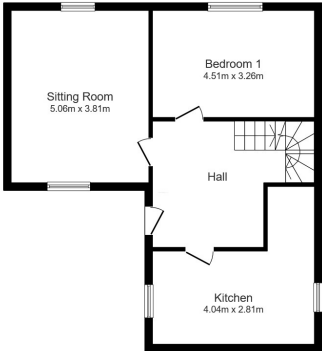


IMPORTANT NOTES

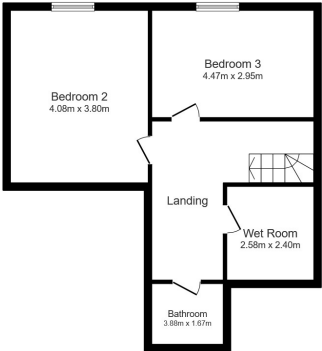
1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in June 2026



Ground Floor



First Floor



Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

