

Ballindalloch Filling Station & Shop/Post Office

A95, Ballindalloch, AB37 9AX



FOR SALE

OFFERS IN EXCESS OF £125,000
PLUS STOCK AT VALUATION

Highly profitable rural
petrol station, village store
& PO plus 3-bed cottage.
Lease for sale.

- Rural setting within heart of Speyside
- Combined annual sales £938,085 (July 25)
- Shop sales range £7,000-£8,000pw during season
- PO income c.£24,000pa inc rental income (sorting office)
- 3-bed cottage with generous parking

Summary

Price	Offers in excess of £125,000 plus stock at valuation
Rateable Value	£5,000 Qualifies for 100% relief (STT)
Legal Fees	Each party to bear their own costs
EPC Rating	D

Description

A fantastic lifestyle opportunity particularly for a couple or hands-on owner operator looking to potentially take their first-step into running their own retail business/petrol station.

As often the case with businesses in rural settings, trade can be somewhat seasonal although it does trade well throughout the year as it remains a vital service to the wider community and others working in the surrounding area.

Location

The property forms part of the historic Ballindalloch Estate and is situated at Bridge of Avon, within the scenic Speyside area of the Scottish Highlands. The location occupies a prominent position on the A95, the principal route linking the A9 at Aviemore with the A96 at Keith and providing an important connection through the Speyside and Cairngorms area.

The business is ideally positioned to benefit from a combination of local community trade and significant passing traffic, together with the area's strong tourism appeal. It is within easy reach of a number of well-established visitor attractions, including Ballindalloch Castle, Ballindalloch Golf Course, the Delnashaugh Inn and Ballindalloch Distillery.

The wider Speyside area is internationally renowned for whisky production and forms part of the famous Malt Whisky Trail, attracting substantial numbers of visitors throughout the year. Tourism is further supported by the area's exceptional natural environment, with opportunities for salmon fishing on the River Spey, walking and cycling, mountain biking and access to the Speyside Way and Cairngorms National Park.

Aviemore is approximately 28 miles to the south west, while Keith is approximately 24 miles to the north east, with Grantown-on-Spey and other principal Speyside communities also readily accessible. The combination of a strategic roadside location, established local amenities and a highly attractive tourism setting provides an excellent platform for the continued operation and development of the Village Store, Post Office and Fuel Station.

Property & External Area

The premises comprise of a substantial single-storey detached property incorporating the convenience store, Post Office and dedicated Royal Mail sorting office.

To the front is a forecourt providing two fuel pumps for the sale of unleaded petrol and diesel. Underground there is 4 storage tanks with capacity of 11,200 litres each.

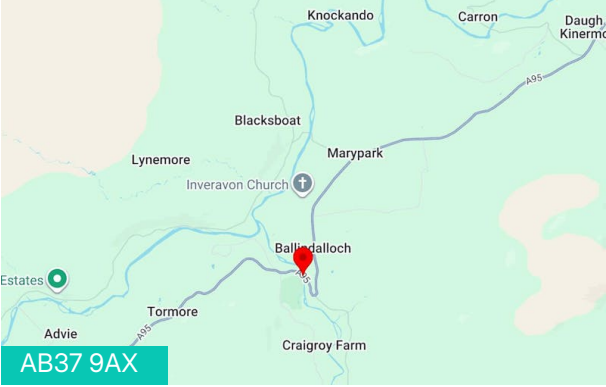
The property also benefits from a sizeable area of hardstanding to the rear, providing parking for the occupier's vehicles together with dedicated parking for Royal Mail vehicles and staff.

The sorting office is accessed independently via a separate rear entrance, providing clear separation between the Royal Mail operation and the retail premises.

Owners Accommodation

There is a 3-bed cottage adjoining the property with living room, dining kitchen, and bathroom. This is included within the rent figure quoted (see tenure section).

EPC (house) - G



Viewing & Further Information



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Trading Information

Sales up to year-end July 2025 were £938,085 with EBITDA for same period c £92,000. Full trading accounts and MI for the 2025/26 trading period is available to seriously interested parties post viewing stage.

Trading Hours

Monday - Friday 7am to 8pm
Saturday 8am to 7pm
Sunday 9am to 6pm

Tenure

The subjects are held on the basis of a FRI lease and the annual rental is £12,000. The premises are leased to Ballindalloch Shop Limited (SC634943) on the basis of the remainder of a 10 year commercial lease until 8 July 2029 with scope to extend for a further five years and possibly beyond (subject to further agreement with the landlord).

Any new tenant(s) must be demonstrably capable of fulfilling their obligations under the lease agreement and references will be requested without exception. A rental deposit of 6 months will be required.

Price/Terms

Offers Over £125,000 is being sought for the leasehold interest plus stock at valuation. Our clients are open to a share sale or asset purchase. All offers or notes of interest should be directed to the selling agents.



