



CCL



Highly flexible and adaptable retail / commercial space in a former convenience store. The property in total extends to some 114 square metres. It occupies a very prominent position on the corner of Bogton Place, close to the main town centre of Forres and the busy A96 main road connecting Inverness with Aberdeen. 1

Bogton Place has been a convenience store previously and there is the potential to create an excellent small business working environment in this substantial retail space.



- Retail Unit for Sale
- Staff Facilities
- Garage/Storage Area
- Freehold
- 114 sq metres
- Spacious and adaptable accommodation
- Offers over £90,000



T: 01343 610520



CCL

www.cclproperty.com

1 Bogton Place | Forres | Moray | IV36 1EP

£90,000

Situation

The property is situated on the south side of Bogton Place, a short distance from the centre of Forres. The surrounding area contains mainly ground floor retail usage with residential or commercial usage on the upper floors. A range of high street shops, small retailers, cafes, restaurants, and leisure facilities are on offer in the vicinity.

Forres is a formal Royal Burgh and this traditional town boasts a tourist trade and hospitality sector, offering a range of activities and entertainment to locals and visitors; including hiking and cycling and fishing. There is an 18 hole golf course and the attractive coastline is just a couple of miles away. There are museums, monuments, and castles nearby and Forres is also located on the renowned Whisky Trail with its many active distilleries. The town has an active community and an attractive High Street, with close connections to Scotland and Britain in Bloom ensuring the public areas and parks are immaculately maintained and beautifully presented.

The town is located along the A96 and is extremely well serviced with good road and rail networks providing links to Inverness, Aberdeen and their respective airports. The nearby town of Elgin provides extensive retail offerings in addition to a wealth of recreational, cultural and leisure activities.

Property

1 Bogton Place has been a convenience store and a chip shop in the past and has an attractive exterior with plenty of large windows providing natural light. The shop floor is very spacious with the potential to be adapted to a large number of uses. The property boasts a small cellar; an office with shelving, a kitchen, two wcs and a garage.

This property has access to mains electricity, water and drainage.

This property is held on the Scottish equivalent of a Freehold.

Each party will be responsible for their own legal costs incurred in the transaction.

Offers over £90,000 are sought. This price includes all fixtures, fittings and the goodwill of the vendor.

External

The unit opens on to the main street which is ideal for attracting passing trade. Parking is available very close to the property.

Main access is from the front door on the corner.

CCL Property

62 High Street, Elgin, Moray, IV30 1BU

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GROUND FLOOR



1 BOGTON PLACE, FORRES, IV36 1EP

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

