



# CCL



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Located on the bustling Batchen Street in the charming town of Elgin, The building is constructed from traditional sandstone and slate and forms part of an attractive terrace property. Large windows maintain a bright environment, full of natural light.

- Excellent Trading Location
- Ground Floor Retail Unit
- Freehold
- Immaculate Condition Throughout
- 100 m2
- Offers in the Region of £195,000



T: 01343 610520



# CCL

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12 Batchen Street | Elgin | Moray | IV30 1BH

£195,000 Freehold

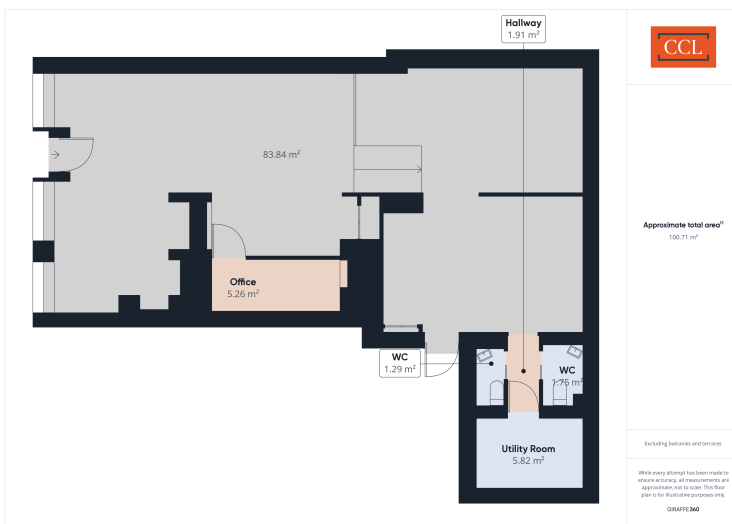
### Property

It is a traditional ground floor retail unit that has been tastefully refurbished to form a contemporary hair salon and is located within a mid-terraced building and has a rear single-story projection. Entrance is via the main door from Batchen Street into the lower salon area. The front of the shop benefits from large full-length windows that allow natural light to flood in. There is a ramp up to the rear area which in turn provides access to the cloak room, toilets, and staff room. The total area is 99 sq m. There is a fire escape at the rear of the property.

The retail area is currently configured for 13 hair stations and 4 hair wash stations and 2 seated waiting areas.

### External

The property opens directly onto the pavement on the vibrant and bustling Batchen Street. There is a considerable amount of pedestrian passing trade. There is a fire exit at the rear of the shop that leads to a communal store area.

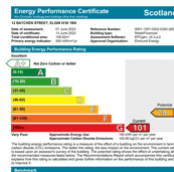


### CCL Property

62 High Street, Elgin, Moray, IV30 1BU

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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.