Chimes

69-71 High Street, Forres, IV36 1AE

Offers Over £195,000

ccl PROPERTY

Chimes

High Street, Forres, IV36 1AE

CCL Property are delighted to bring to market Chimes, a successful café situated in Forres, Morayshire. The property occupies a prime trading location on the local High Street which benefits from an exceptionally high volume of passing trade. This is a well-established business and has the opportunity for new owners to expand the business even further. An early viewing is highly recommended to truly appreciate what this business has to offer.

The property occupies an excellent High Street trading location, in the centre of Forres. A range of high street shops, small retailers, cafes, restaurants, and leisure facilities are on offer in the vicinity.

Forres, a formal Royal Burgh, 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; fishing, hunting, and an 18-hole golf course; and museums, monuments, and castles. 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.

The Business

Chimes is an easily managed and well run business. With a full-time manager in place this 53 cover café trades seven days per week with the aid of 8 full time and part time members of staff. The café has an excellent client base with a high level of regular return trade. Offering a relaxed environment providing homemade meals, coffees and home bakes which are highly rated by both locals and tourists. The café is open from 9am – 4pm, seven days a week and seasonally from 9am – 5pm.

The quality of services provided ensures that the business maintains a steady trade with a strong income and attractive projections for the future. It benefits from year-round trade and enjoys strong repeat business from locals and visitors throughout the year.

The premises benefits from its position on the High Street and proximity to the centre of the town. All equipment, fixtures and fittings pertaining to the business are included in the sale.

The Property

Located on the high street, Chimes has outside seating for up to 6 covers. This ground floor property is accessed via a front door and you enter directly into the main café dining area where a number of free-standing tables and chairs are set in a flexible configuration. The room has a contemporary interior which can seat 47 covers. There is a basement which is fully shelved and can be accessed via a hatch to the rear of the café seating area. A coffee bar service counter with display cabinet and coffee machine is situated to the opposite side of the room which leads to the well-appointed front of house area. Public WC's are located just off from the front of house area. Also from this area access is gained to the kitchen which is fully equipped for a commercial café. Following on from the kitchen you can gain access to the preparation area. To the back of the room a door leads to the rear access of the property. As you access the property from the rear there is a spacious stock/storeroom which has shared access with the property above.

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

External

Located directly in the heart of Forres high street, the property has large windows which maintain a bright environment full of natural light. On street parking is available outside the building with numerous public parking areas located in the vicinity.

Situation

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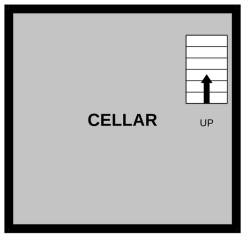
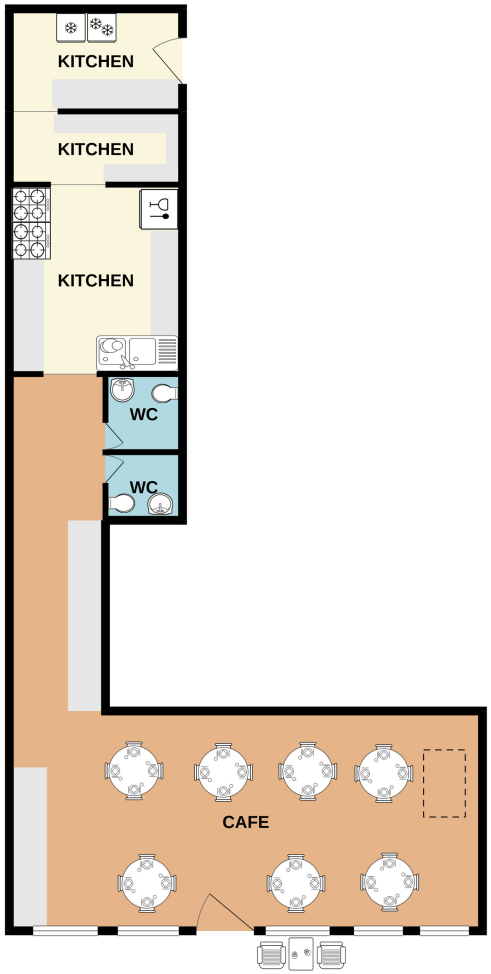
CELLAR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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