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Offers Over  
£95,000



## Duffus Village Shop & Post Office

1 Hopeman Road, Duffus, IV30 5RR

CCL Property are delighted to offer the opportunity to acquire an established village store and post office with great roadside presence in an ideal trading location in the pleasant village of Duffus. Benefiting from a passing trade and being located less than a mile from the renowned Gordonstoun School, this established business generates a good annual turnover and has the opportunity for new owners to expand the business. An early viewing is highly recommended to truly appreciate the quality of facilities that are on offer.

# Duffus Village Shop

1 Hopeman Road | Duffus | IV30 5RR

## Offers Over £95,000

### Situation

Situated five miles north of Elgin in the heart of the Duffus is the Duffus Village Shop. The shop has excellent frontage on the road leading from the coast to Elgin. The world famous Gordonstoun School is located less than a mile away, providing year-round trade. Duffus Castle is located a mile and a half east of Duffus village and is located less than five miles to Elgin. Elgin is a lively and charming market town and is the administrative and commercial capital of Moray with a population of around 23,000. Locally there are excellent schools and educational establishments, shopping, and social facilities. It is situated approximately 36 miles East of Inverness and 64 miles West of Aberdeen with good transport links via the A96 trunk route and rail links to Inverness and Aberdeen and their respective airports.

### Business

The business trades as a convenience store and post office. It offers a wide range of general and convenience items together with stationary, traditional news, to village, confectionery, soft drinks, and a large selection of local spirits.

Owner operated with the assistance of three part time member of staff, the business trades:

Mon - Sat 8.30am to 5.00pm

Sun 9.00am to 3.00pm

The premises benefits from its position on the busy main road from the coast to Elgin. Details of the P.O. remuneration, which we understand is available for transfer to a suitable incoming party, and accounts will be made available to those parties showing genuine interest after formal viewing has taken place.

### Property

The business operates from a ground floor retail premises with window frontage to the front, a prime trading location on the main road.

Internally the premises comprise a retail sales area at the front, fitted throughout with a range of fixed and free-standing display units and shelves, newsstands, and drinks fridge. To the rear of the property there is a staff WC.

Ratable Value - £2,800

### Trading Figures

This is a steady and successful business, run to suit the lifestyle of the current owners. Full trading information will be provided following a formal viewing.



### Tenure

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

### Inventory

An inventory will be compiled to detail all items of a personal nature excluded from the sale.

### Stock

Stock will be in addition at valuation.

All appointments to view this or any of our other properties must be made through the vendors sole agents:

### CCL Property Ltd

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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. All offers should be submitted in writing to CCL Property Ltd with whom the purchasers should register their interest if they wish to be advised of a closing date.

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