



Buccanneer Service Station

Elgin, IV30 4LF

P.O.A.

ccl
PROPERTY

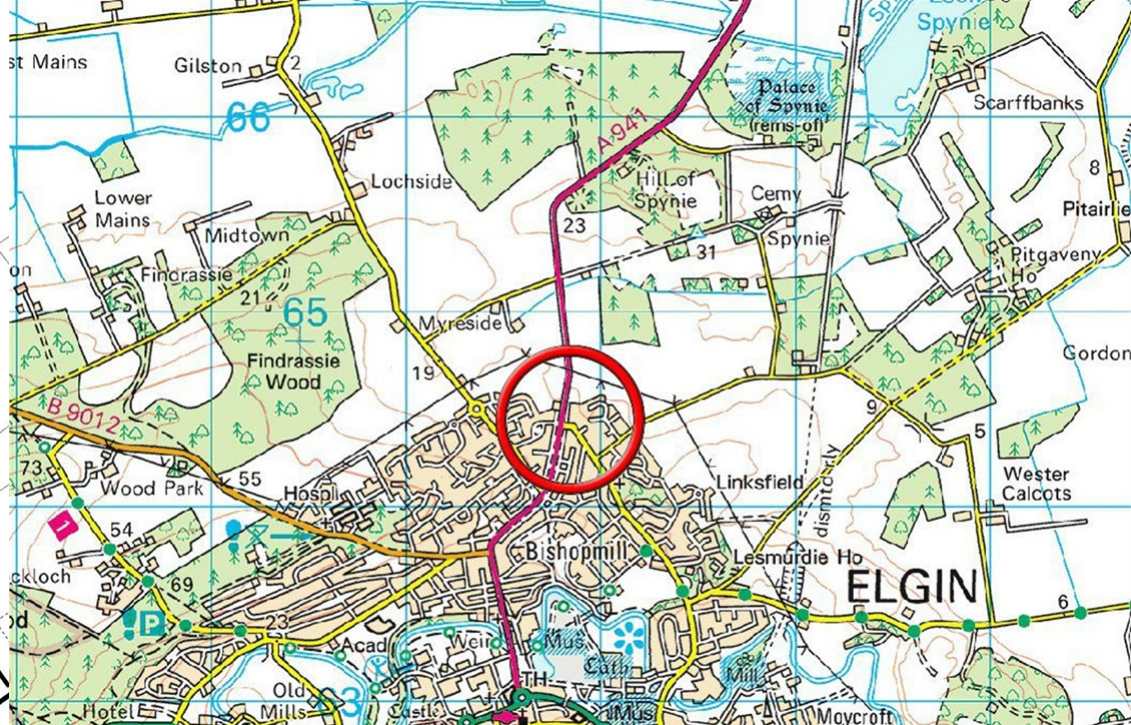
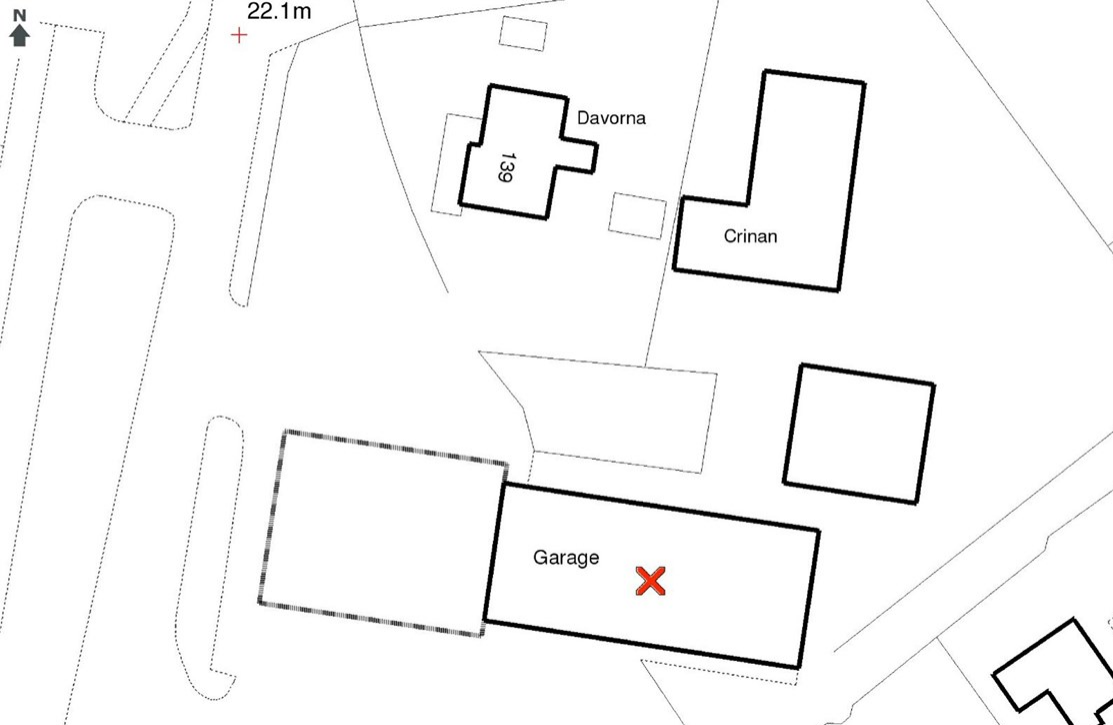


Bishopmill Service Station

Lossiemouth Road, Elgin, IV30 4LF

CCL are delighted to bring to market a development site in the popular Bishopmill area of Elgin on the junction of the main Lossiemouth Road and Lesmurdie Road. The site currently has a very successful service station (with petrol forecourt and mini supermarket) and also includes a large warehouse and 2 detached houses. In addition, the site has lapsed planning permission for 12 flats in a 3 pavilion format.





The Business

The business is a very well-known and respected local brand that is ready for expansion. They currently operate under the Jet brand under a Plats plus contract. The business is open from 7am to 10pm Monday to Saturday and from 8am to 10pm on Sunday. As a leading local independent retailer, the supermarket stocks all major brands of fresh, frozen and ambient products. They also have a licence to sell tobacco and alcohol products. National Lottery and Pay Point are also installed.

There are seven double skin steel tanks on site. Fuel dispensing equipment is by Gilbraco-Euroline via four multi product dispensers. Annual fuel sales are in the region of £1m litres per year. Grocery sales are in the region of £1.25m per annum.

The premises could easily be expanded to form a modern supermarket.

The Property

The property comprises a self-service petrol filling station with large forecourt shop, retail forecourt and valeting facilities located on site. The forecourt is laid out on a small square layout with four multi product pump dispensers set on concrete pump islands finished with tiled pulp and steel ban.

The forecourt is served by a large retail unit constructed with brick/block set beneath a pitched roof overlaid with concrete interlocking tiles. The building incorporates a large aluminium framed and glazed frontage set behind a manual roller shutter.

Internally, the shop is finished to a reasonably modern standard. Floors are tiled, whilst walls are generally laid out with proprietary signage and chilled display units whilst ceilings are of a suspended construction incorporating inset diffused fluorescent lighting.

In addition to the retail space, the building encompasses a large store room, staff toilet, manager's office, tea preparation area and general office which are finished to a basic standard with solid flooring and plasterboard lined and painted facing block walls with suspended ceilings throughout.

The property is alarmed, has CCTV fitted and secure roller shutters and doors to protect the business when closed.

External

The total site area extends to approx. 2.1 acres. The design of the forecourt allows for easy vehicular entrance and exit on to the main road.

The tanks have all been upgraded recently with testing and relining works being carried out. There is room to increase the sale of outdoor products for sale.

Adjacent to the site is a warehouse, 2 detached houses and a development site with lapsed planning permission for 12 flats.

Situation

The property is ideally located in the popular Bishopmill area of Elgin. A prime suburban trading location surrounded by high density residential dwellings, schools and other local amenities, providing good volumes of traffic and pedestrian flow. The site benefits from excellent free parking facilities and enjoys a prominent main road position on the A941 with direct links to Lossiemouth, Elgin city centre and the A96. The surrounding area is enjoying much growth with a number of residential developments having been scheduled for construction over the next 20 years. The addition of a further 2000+ houses to the immediate vicinity will undoubtedly increase trade; not only by the introduction of new families moving to the area but also from the constant flow of contractors and other construction workers.

The thriving market town of Elgin is regarded as the commercial and administrative capital of

Moray; home to a vast array of amenities and facilities including Moray College UHI, two secondary schools, and a number of retail, sport and leisure facilities. It is situated approx. 36miles east of Inverness and 64miles west of Aberdeen with good transport links via the A96 trunk route and rail links to Inverness and Aberdeen and their respective airports.

Ground Floor

Trading Figures

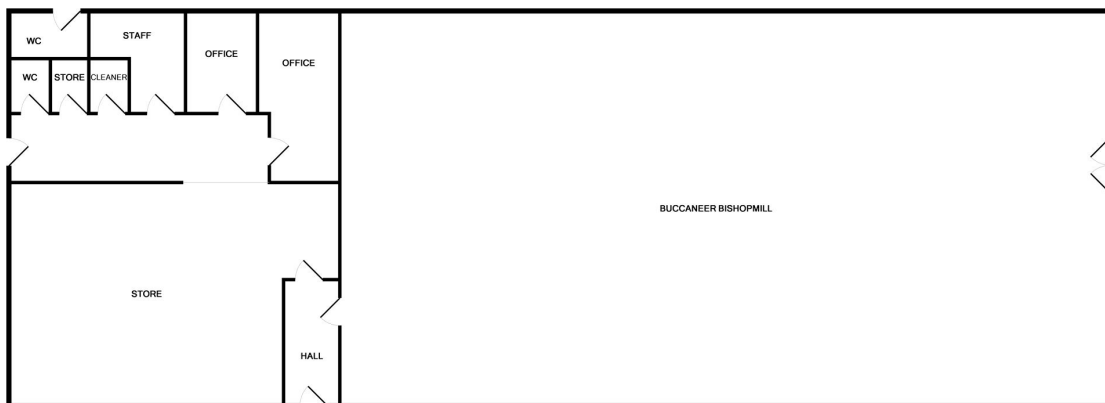
The business is being sold as a going concern and full trading figures will be released after formal viewing has taken place.

Price

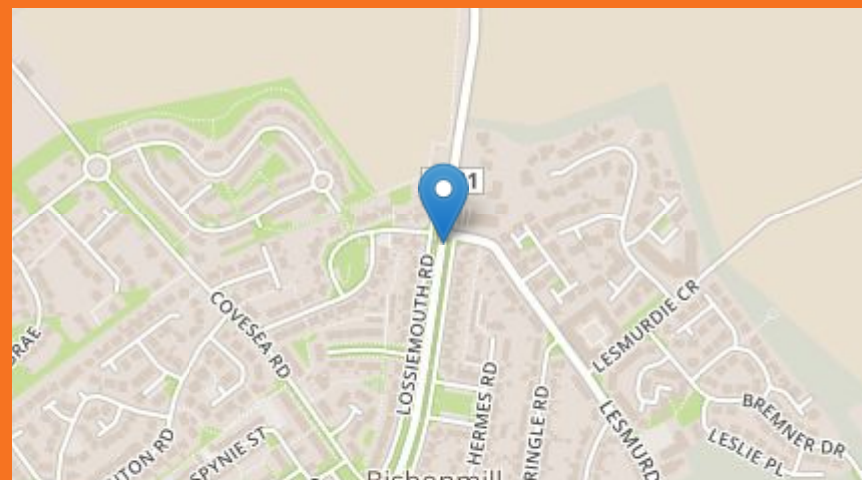
Offers over £2,500,000 are sought for the freehold interest and goodwill of the business along with all fixtures and fittings. Stock will be in addition at valuation.

Tenure

Scottish equivalent of Leasehold.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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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