



71a High Street

Aberlour, AB38 9QB

Fixed Price £325,000

ccl
PROPERTY



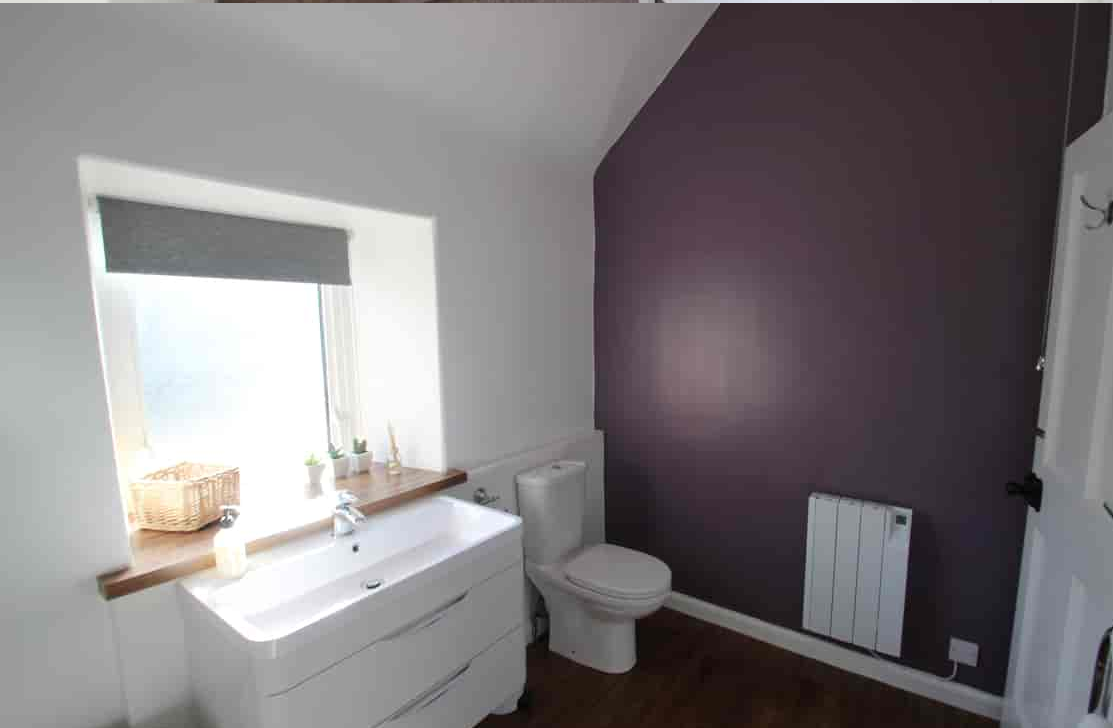
High Street

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A rare opportunity has arisen to acquire a long-established newsagents and post office with prominent roadside presence in a prime trading location on the main street in the charming town of Aberlour. Benefiting from a high volume of passing trade, this long-established business generates a high annual turnover and the opportunity for new owners to expand the business. Included in the sale is a stunning 3-bedroom house that provides stunning owners. An early viewing is highly recommended to truly appreciate the quality of facilities that are on offer.









The Business

The business trades as a post office and newsagents. It offers for sale a range of general and convenience items together with stationary, traditional news (including a substantial home news delivery service to three villages and surrounding area), confectionery, soft drinks and tobacco lines. Also benefits from the National Lottery, free cash withdrawals, tobacco certificate and Payzone connection.

Owner operated with the assistance of one part time member of staff and nine paper boys and girls, the business trades:

Mon - Sat 7.00am to 5.30pm

Sun 8.00am to 1.00pm

The premises benefits from its position on the main street of this busy town with a generous number of popular independent shops in close proximity. 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.

The Property

The business operates from a ground floor retail premises (46 sq m / 495 sq ft) with window frontage onto the High Street, a prime trading location on the main through road of the town.

Internally the premises comprise a sizable retail sales area at the front, well fitted throughout with a comprehensive range of modern high quality fixed and free-standing display units and shelves, newsstands, and drinks fridge.

The owners accommodation is accessed via a main front door from the High Street. The property has been upgraded and modernised to a very high standard while retaining a number of lovely original features. The bright and spacious family lounge is accessed from the main hall. It has a front elevation and benefits from a wood burning stove.

The kitchen / dining area is located at the rear of the property and with its contemporary style has been ideally configured for a holiday let. There is wood effect flooring throughout. The modern kitchen has a range of light-coloured base units with a wood effect work surface and adjacent breakfast bar. There is an integrated oven and hob and stainless-steel sink. A space saving cupboard houses space for a utility area which includes a washing

machine and tumble dryer.

The dining area comfortably seats 6 people with large windows looking out to the well-maintained gardens and rear parking area.

The upper landing provides access to the bedrooms. The main bedroom is a spacious double room with windows to the front and side of the property. A significant feature is a beautifully exposed stone fireplace. At the opposite end of the landing is a further double bedroom which again overlooks the High Street. At the rear of the property is a single bedroom that has views over the rear garden. The bathroom is located off a half landing at the rear of the property. It comprises white sanitary wear and walk-in shower.

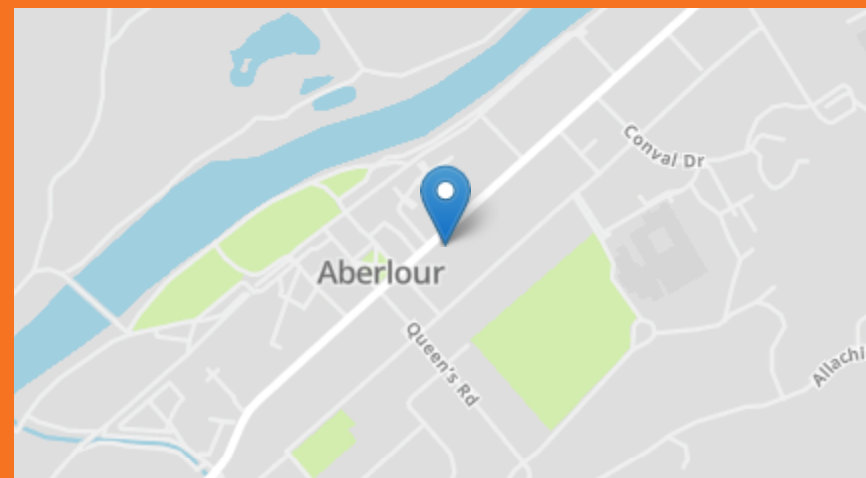
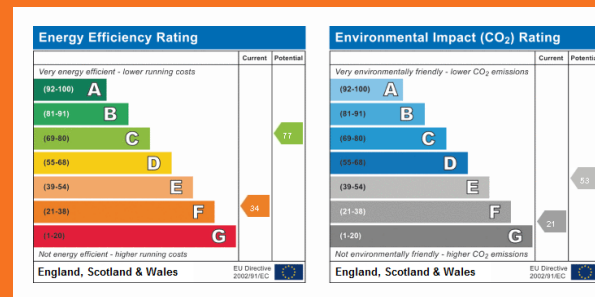
The property has electric heating, mains water and drainage. By negotiation, the property may be sold fully furnished and with the benefit of advance bookings.

External

Both the main house and retail premises open on to the main street. There is vehicle access on the Eastern side of the property through a shared driveway to the rear garden and parking area. There is a large free standing stone garage. The mature garden area is mainly laid to lawn with a number of shrubs on an ascending slope.

Situation

S Cattanach Newsagent and Post Office is situated on the High Street in the semi-rural village of Aberlour fifteen miles south of Elgin. The shop has excellent frontage on the main A95 road leading from Aberlour to Elgin. The village of Aberlour is an extremely popular tourist stop with it being the home of Walkers Shortbread and The McCallan Estate being just over three miles away. There is also a number of other commercial premises and businesses based there providing a brilliant trading location not too far from the Elgin Catchment area. 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.



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