



CCL



CCL are delighted to bring to market Aberlour Filling Station. A development site opportunity in the popular tourist town of Aberlour on the A95.

The site was a successful self service station (with petrol forecourt and small retail shop) prior to closing and includes a large warehouse and 2-bedroom attached cottage.

The business is currently not trading



- Self Service
- Retail Shop
- Payment Pumps
- 2 Bedroom
- Workshop
- Cottage
- Development Site
- Currently Not Trading

T: 01343 610520



CCL

[www.cclproperty.com](http://www.cclproperty.com)

113-119 High Street | Aberlour | Moray  
| AB38 9PB

Guide Price £225,000 Freehold

#### Situation

Aberlour Filling Station is in the semi-rural village of Aberlour fifteen miles south of Elgin. The Filling Station has excellent frontage and 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.

#### The Business

Currently not trading the shop previously stocked a range of products including confectionery and drinks. The business benefited from a very good agreement with the current fuel supplier that allows this business to offer some of the most competitive fuel prices in the area. There is an opportunity to relaunch the shop, increased ranges of external goods to be sold and the building of a new retail unit on the site. Annual turnover of the business was in the region of £500,000.

#### Property

CCL presents a unique investment opportunity with the Aberlour Filling Station, a property with immense potential for redevelopment. Located on the bustling A95 route from Aberlour to Elgin, this property benefits from significant passing trade, making it an attractive proposition for investors and developers alike.

**Retail Shop:** The heart of this property is a convenience shop, covering 33 square meters. It is fully equipped with an array of shelving, display units, and refrigeration, providing a versatile space ready for business. The shop also includes an office and staff toilet facilities, ensuring a comfortable working environment.

**2 Bedroom Cottage:** Adding to the charm and value of this property is a two-bedroom cottage directly attached to the retail space. This living accommodation could serve as a residence for the business owner or be rented out for additional income, with a current rental value of £400 per month.

**Large Workshop:** Adjacent to the cottage is a generously sized workshop, spanning 76 square meters. This space offers a multitude of uses, from storage to additional retail or service areas, depending on the new owner's vision.

**Redevelopment Potential:** The site also includes a plot of land that is ripe for development, subject to the necessary planning permissions. This presents a fantastic opportunity to expand the existing facilities or to pursue new construction projects, further enhancing the property's value and utility.

**Location:** Situated in the semi-rural town of Aberlour, this property is not only in a prominent location but also in a popular tourist destination. The area is known for its scenic beauty and attractions, including the world-famous Speyside whisky region, adding to the site's appeal for a range of business ventures.

This property is currently not trading, offering a blank canvas to new operators with the vision to capitalize on its existing facilities and development potential. With its combination of retail space, residential accommodation, and expansive workshop, the Aberlour Filling Station represents a rare opportunity to own and develop a versatile property in a sought-after location.

#### External

The forecourt has excellent access for both vehicles and pedestrians alike on to the main road and can accommodate a number of vehicles at any one time. There are 24-hour fuel pumps with pay at pump facilities. There is also a profit share on the car wash and vacuum facilities. The area is spacious allowing for use of the pumps and additional parking for shop customers. The valet service area is conveniently located as to ensure that it does not obstruct the flow of through traffic. There is a generously sized workshop and a plot of land for a great future development.



#### 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.