



71a High Street

Aberlour, AB38 9QB

Fixed price £125,000

ccl
PROPERTY



High Street

Aberlour, AB38 9QB

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. An early viewing is highly recommended to truly appreciate the quality of facilities that are on offer.

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.





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 two 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.

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

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

Stock will be in addition at valuation.

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.

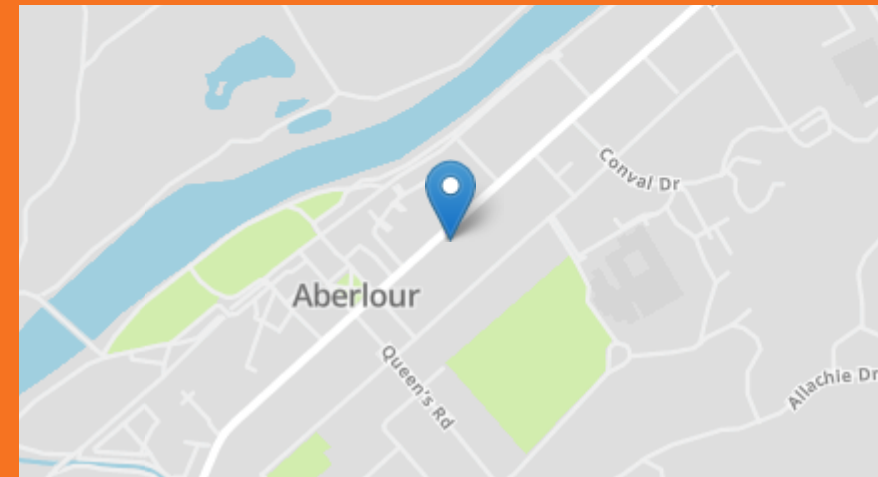
Rateable Value - £4,400

External

The retail premises open on to the main street. There is vehicle access on the Eastern side of the property through a shared driveway.

Situation

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62 High Street, Elgin

Moray

IV30 1BU

01343 610520

info@cclproperty.com