



# CCL



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A wonderful opportunity has arisen to purchase the freehold of a first-floor commercial premises currently operating as a 130-cover restaurant. The property occupies a prime location on the town's High Street while the interior benefits from vibrant décor, creating a pleasant and relaxing ambiance.

- 130-Cover Restaurant
- Annual Rent £33,800
- City Centre Location
- Excellent Investment Opportunity
- Rolling Lease
- Offers Over £175,000



T: 01343 610520



# CCL

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# 156 High Street | Elgin | Moray | IV30 1BD

## Offers Over £175,000

### Situation

The property is situated at the western end of High Street, in the center of Elgin. The surrounding area contains mainly ground floor retail usage, with residential or commercial usage on the upper floors. The ground floor of the building is occupied by Scribbles Pizza House on the easternmost part and Delio Next Door on the westernmost part. A range of high street shops, small retailers, cafes, restaurants, and leisure facilities are on offer in the vicinity. Much has been done in recent years to regenerate the town while the High Street retains many of its original buildings and cobbled streets. The property is also located within a Conservation Area.

Elgin is a lively and charming market town and is the administrative and commercial capital of Moray, with a population of around 21,000. 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. Elgin is also home to Moray College UHI, which provides a range of courses for around 10,000 students.

### The Business

Currently, there is a fully licensed restaurant operating from the premises. The restaurant has a capacity for 130 covers and would be suitable for a variety of dining establishments.

### Property

The property comprises the first floor of a three-story end-of-terrace building and includes a further four-room unoccupied accommodation on the second floor. Entry to the building is gained at ground floor level by the main front door on High Street or at the rear of the property via the fire exit. Internally, there is a stair and passageway serving the upper floors and a foyer at first-floor level leading to the restaurant.

Tastefully decorated, this restaurant is exceptionally well maintained and presented throughout. Entering the restaurant through double doors from the foyer, visitors are presented with a seated waiting area and a raised 14-cover lounge with wall-fixed soft seating, free-standing tables and chairs, and a service bar with large windows overlooking the High Street. Flowing to the right is the extensive main restaurant with a service bar and a mix of free-standing tables and chairs, and booth-style dining tables creating a total of 130 covers.

All dining facilities are well maintained and modern in keeping with the vibrant color scheme and décor found throughout the property. A well-equipped and maintained commercial kitchen exists at the rear of the restaurant with a variety of commercial cooking appliances and additional storage areas providing huge potential and capacity for increased production. Separate ladies' and gents' WC's and a cloakroom are accessed from the main restaurant area.

The sale includes an unoccupied four-room property arranged over the second floor which is accessed via stairs from the first floor and provides views over the front and rear of the property. Any proposed change of use for the second floor together with relevant applications for consents and/or authority from the Local Authority where applicable are the responsibility of the applicant.

### External

The building is constructed from traditional stone and slate and forms part of an attractive end-terrace property that includes a restaurant and retail unit. Large windows maintain a bright environment full of natural light. On-street parking is available outside the building with numerous public parking areas located in the vicinity.



### 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.