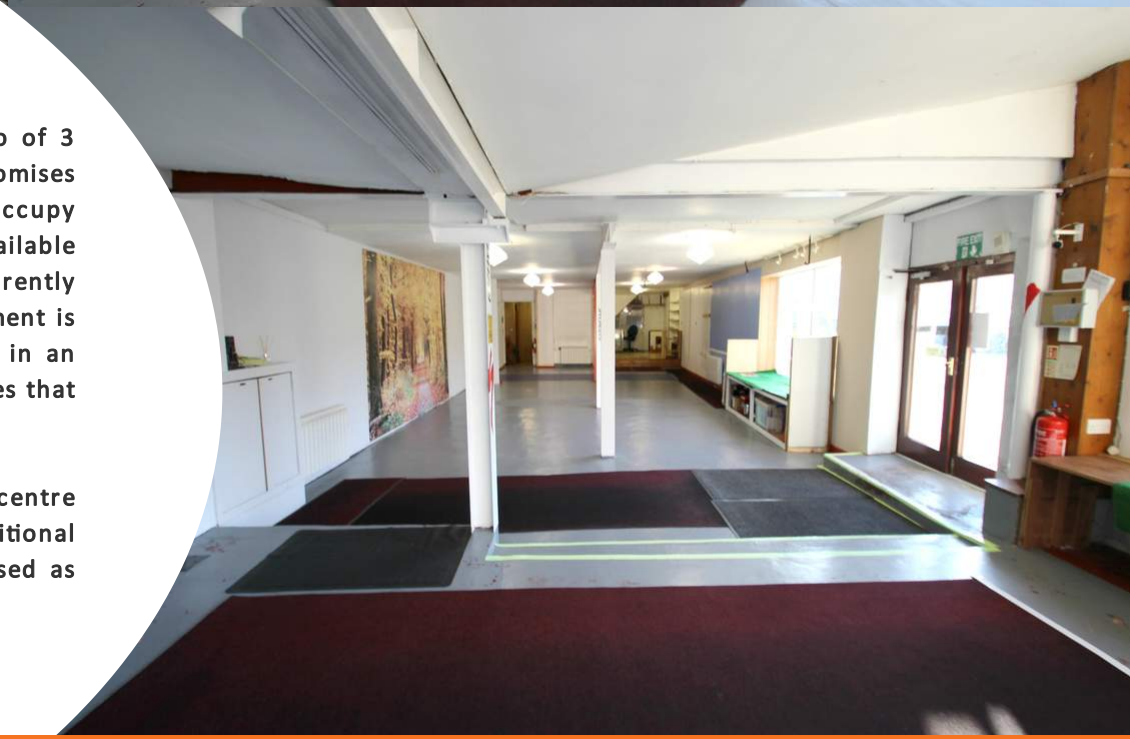
30-32 High Street

Forres, IV36 1DB

Offer Over £300,000

ccl PROPERTY



30-32 High Street

Forres, IV36 1DB

CCL Property are pleased to bring to market 30-32 High Street, Forres. A portfolio of 3 properties that would make an excellent investment opportunity. The portfolio compromises of two retail units and a two bedroom self-contained flat. Both retail units occupy prominent positions on the bustling Forres High Street with ample free parking available nearby. One unit is currently leased to a clothing retailer and the other unit is currently vacant; having previously been used as a very successful bicycle retailer. The apartment is let with a Private Resident Tenancy agreement in place. Both commercial units sit in an excellent trading location with windowed frontage and offer extremely versatile spaces that could be used for a variety of commercial uses.

This is an excellent opportunity to acquire a substantial commercial property in the centre of Forres which would be suitable for a variety of uses with the benefit of an additional residential property to provide additional income as a rental or which could be used as owners accommodation.

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The Property

Occupying a large site on Forres High Street, these ground floor premises are currently set up for retail usage and are split into two distinct sections. Benefiting from a high footfall and passing trade, 30 High Street is currently leased to Sheena's Ladieswear and benefits from windowed frontage and the main entrance accessed from the High Street. With the main retail space to the front and a store area and WC to the rear. The property offers a versatile retail space which would suit a variety of retail uses.

32 High Street was previously run as a successful bicycle shop and now offers a substantial versatile space which would suit a wide variety of commercial uses. The main retail space is approx. 129m² with a further area to the rear which was previously used as a work shop. In addition to this there is also a large storage area on the upper floor approximately 156m². The property would be suitable for a variety of uses subject to the necessary planning.

Tenure

The building is freehold.

Services

Mains electricity, water and drainage.

Rateable Value

30 High Street: £5000 per annum.

32 High Street: £10,500 per annum.

Flat at 30a High Street:

Council Tax Band: B

Price

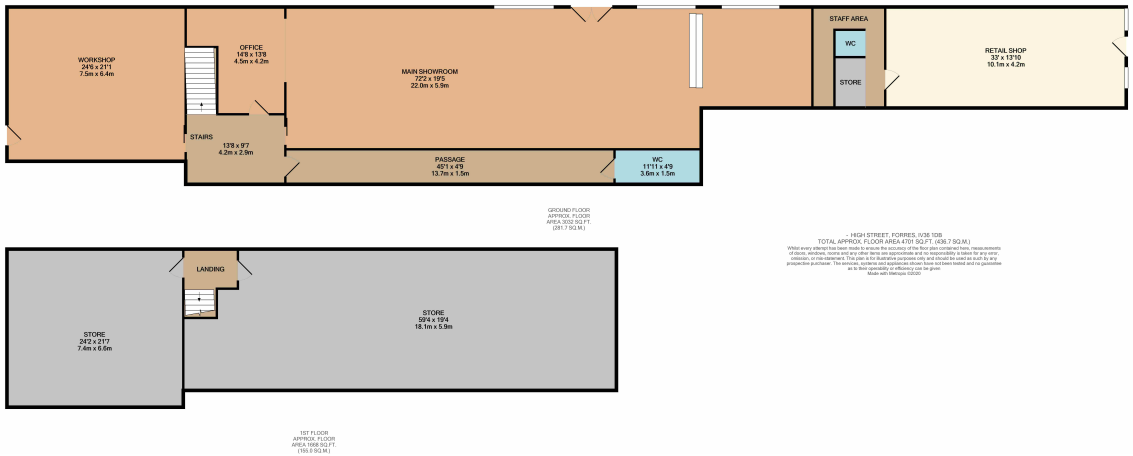
Offer over £300,000 are sought for the premises fixtures and fittings.

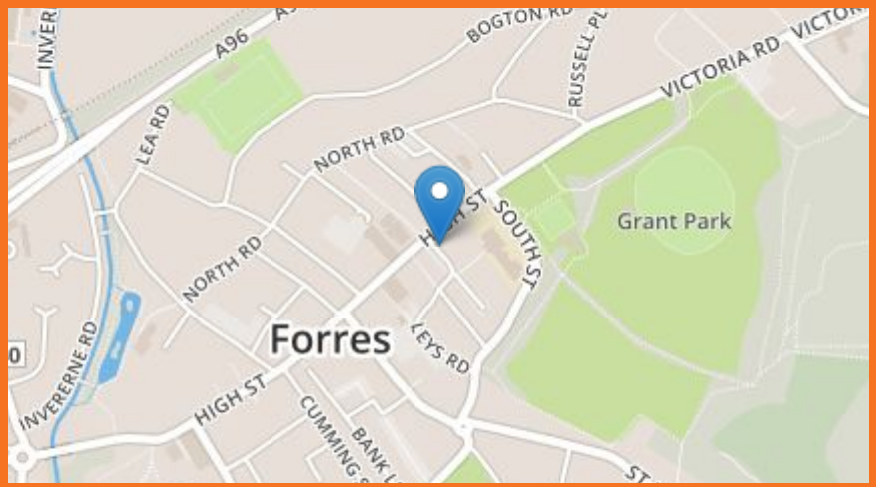
External

The properties benefit from a strategic location in the centre of Forres and close to the busy A96 with high footfall and passing trade. Both retail properties have windowed frontage. Access to the flat is gained via a private lane off of the High Street which leads to an external concrete staircase. Ample free public parking is available close by to all properties.

Situation

The subjects are situated in a prime trading position on the bustling High Street in Forres; a short distance from the main A96 route between Inverness and Aberdeen. The property is surrounded by a good mixture of commercial properties and residential dwellings. Forres has a very active community and an attractive High Street offering a variety of amenities and facilities. A number of primary schools and secondary schools are also located in Forres and the surrounding villages. The town of Forres, a former Royal Burgh has a close connection with Scotland and Britain in bloom ensuring public areas and parks throughout the town are immaculately maintained and beautifully presented. The town is also steeped in history including a mention in Shakespeare's Macbeth as well as being the location of the impressive 22 ft. Pictish Sueno's Stone. The local area is renowned for its beauty with the picturesque Findhorn Bay a few miles from the property and a number of outdoor activities easily accessible in the area. Inverness and Elgin, both of which can be reached by rail, provide extensive retail offerings and shopping centres in additional to a wealth of recreational, cultural and leisure activities. Inverness Airport is located half an hour from the town and has regular daily flights to UK and European destinations.





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