Vacant Unit

126 High Street, Forres, IV36 1NP

£1,000 pcm

ccl
PROPERTY

126 High Street

Forres, IV36 1NP

CCL are delighted to offer the opportunity to lease this vacant unit in Forres, Morayshire. Located in the centre of Forres high street it is an idea retail premises, suitable for a variety of retail purposes.

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 restaurant has regular daily flights to UK and European destinations.

The Property

An attractive and well-presented ground floor retail premises with large double windows overlooking the main High Street. The unit has previously been used as a home furnishing shop but is suitable for a variety of the uses. The retail area could be extended by removing a partition that could extend the retail are by an additional 44 m2 (474 ft2) giving a combined total area of 121m2 (1,302 ft2)

At the very rear of the property there is a storeroom with external access for deliveries. There is also a staff room and 2 toilets.

Further storage is available in the basement underneath the front retail area.

Services

Mains electricity, gas, water, and drainage.

Rateable Value

£16,250

Entry

Entry is available upon conclusion of all legalities.

Situation

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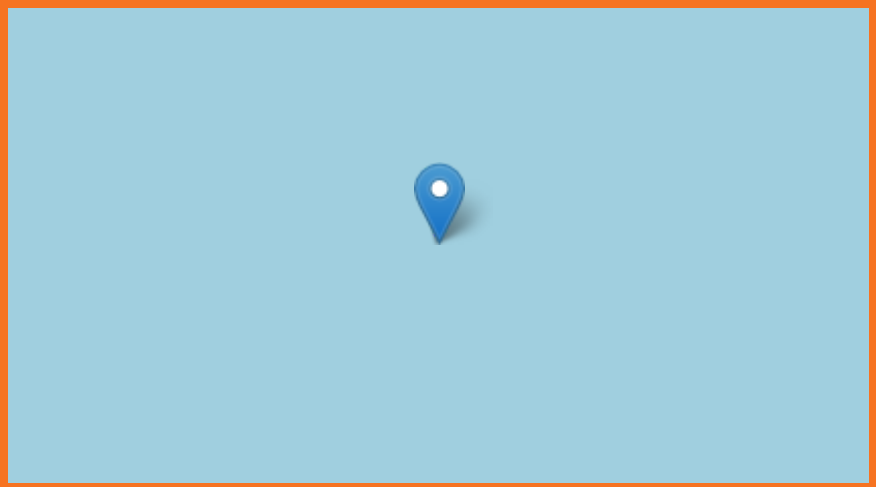

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