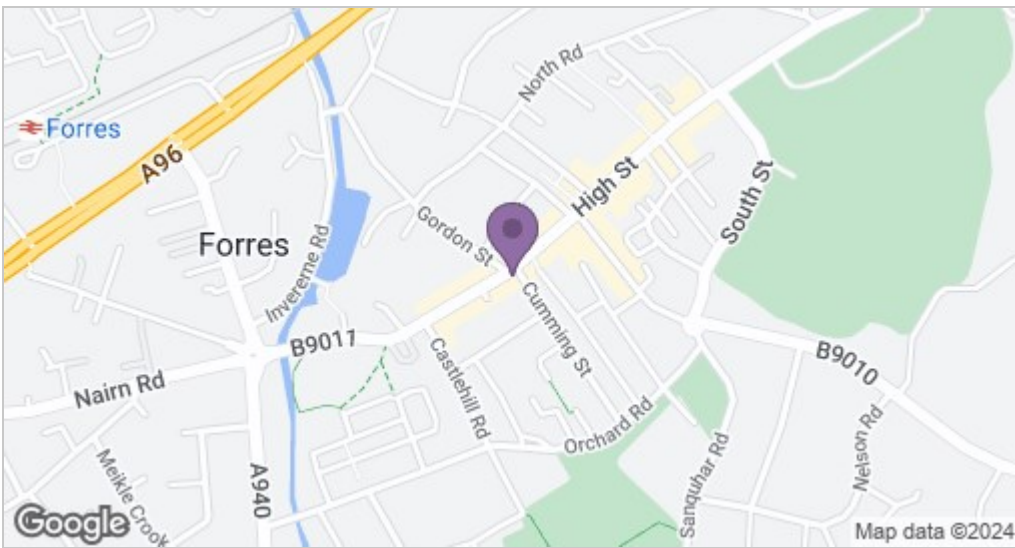




114 High Street, Forres, IV36 1NP

Offers Over £75,000





An excellent business opportunity & investment has arisen to purchase the corner shop located in Forres town centre, at the top of Cumming Street. Dating back to the late 1890's and enjoying a prime commercial situation with 3 extra large windows & side window with fixed ornate security gates. Excellent window display, a superb advantage for sales.

The property has been fully refurbished, painted & decorated including basement storage area, which is accessed via a trap door. New shop flooring has been laid, LED lighting installed, Fire alarms, Chubb locks & electric panel heater.

The property also has a new toilet, cloakroom wash basin & triton water heater.

Deliveries can be made to the side door of Cumming Street.

Potential Rental Income of £595.00+ per month.

Viewing highly recommended.

## Accommodation

### Main Shop

Extending to a generous 26 square metres (275 square feet) fully renovated shop with superb display windows which have decorative external security grills. Lockable door to communal rear hall. Floor hatch to :-

### Basement

Extending to a generous 18.5 square metres (200 square feet), spacious basement for storage. Light and power.

### WC

Off the communal rear all there is a handy wc which is owned exclusively by the shop premises. Again, this has been newly renovated.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.