



Keepsakes, 20 High Street Forres, IV36 1DB



An excellent opportunity to acquire a retail shop with prominent frontage on Forres High Street.

The property is located in a prime location on Forres High Street. This area is busy with pedestrian and vehicular traffic with a public car park just a few hundred metres away.

The Forres Tolbooth is a short walk and provides a prominent landmark with its historical and infamous town clock. Forres is a thriving town with a variety of national and local retailers, it proves to be a popular place to live and with a growing population of just over 16,000 makes this an ideal business opportunity.

The main shop floor is open plan, was recently used by Keepsakes so has wall mounted display shelving to each wall. Further benefits include an office space, kitchenette, W.C and store areas.

Approx 32sqm in total to include all areas.

EPC Rating Band "C"

OFFERS OVER £70,000

Grampian Property Centre, 73 High Street, Forres. Tel 01309 696296

The property is on the ground level and has a single customer entrance to the front of the property through a secured door with two-part glass panel inserts that are fitted with integrated roller blinds. Recessed carpet matting to the floor. Fire exit door at the rear of the building.

The shop frontage has a large window with a roller blind and display shelf, which also has 3 large cupboards for storage on the underside.

Main Floor Area – 19'6" (5.94m) x 12'2" (3.71m)

The main shop area provides a good-sized room with a recessed alcove which has a halogen spotlight, double power socket and shelf display with a further built-in cupboard below.

The property is well lit with a range of ceiling light fittings, laminate wood flooring, display shelves, cabinets and wall mounted fixtures. A door with glass panel inserts and side window leads into a small office room.

A corridor leads to another storage area. Wall mounted shelving within the recess storage space measuring 2'7" (0.79m) x 6'0" (1.83m) Fixtures include a recessed halogen spotlight to the ceiling and carpet to the floor. Further doorway to the kitchen area and W.C.



The office room – 7'2" (2.18m) x 6'0" (1.83m)

Two recess halogen spotlights to the ceiling, carpet to the floor. a Dimplex electric radiator, various double power sockets.



Kitchen Area – 7'4" (2.23m) x 5'2" (1.57m)

The kitchen has a three-bulb ceiling light fitting, polystyrene ceiling, wall mounted shelving and high shelving above the secure door which leads to the back lane. There's a stainless-steel sink with base unit and drainer, water heater and taps, part tiled splash back to the wall and counter space. Double power socket and a sliding door that leads to another store area, carpet tile floor matting.



Cloakroom – 5'3" (1.59m) x 2'3" (0.65m)

Polystyrene ceiling tiles with pendant light fitting, storage shelving, wall mounted coat hook rail and floor carpet tiles. Sliding door to the W.C.

W.C – 5'2" (1.57m) x 3'1" (0.93m)

Low level W.C, corner wall mounted wash hand basin with mirror tiled splash back, water heater, single halogen spotlight fitting, floor carpet tiles and extractor fan.



Note 1 - Current Rateable Value £4200

Services – Water is with Business Stream, Electricity is with Scottish Gas using their online facility – “British Gas Lite”

Important Notice These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice. All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. All measurements are approximate.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

Notes of Interest - A Note of Interest should be put forward to the Agency at the earliest opportunity. A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

Offers All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

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