



50c High Street, Forres, IV36 1PF



We are delighted to offer this Detached Business premises for sale in Forres. This recently modified unit has been upgraded throughout, well presented, fully insulated and has new heating, flooring and windows. Added benefits include Full Fibre and Ethernet Cabling throughout.

The property has a central location to Forres High Street and the convenience of free parking within the Leys court car park which is within 50 metres distance.

Accommodation comprises of 2 separate office spaces, kitchen with waiting area, W.C, loft storage. Electric heating and double glazing.

Total floor space is measuring approximately 61.71sqm.

An internal viewing is recommended.

EPC Rating Band "C"

OFFERS OVER £120,000

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

Entrance Hallway – 4'11" (1.48m) x 6'9" (2.04m) extends to 15'1" (4.59m) x 13'6" (4.11m)

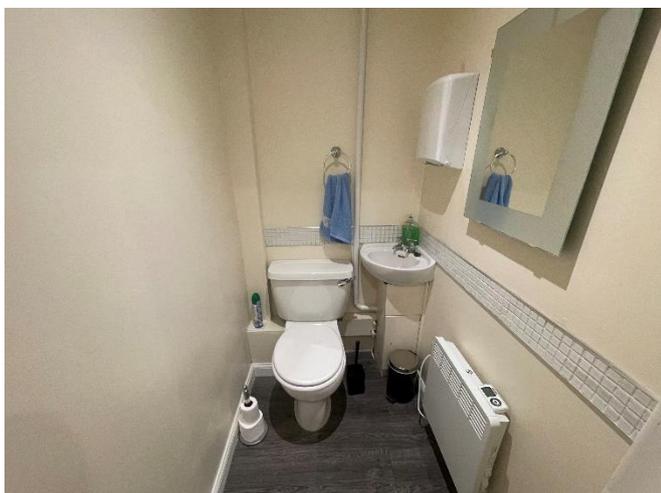
Secure door to the property provides access to the two separate office spaces.

L-Shaped hallway with recessed lighting to the ceiling and carpet matting flooring. Stiebel Eltron electric radiator. Security alarm system and various power points. Doors lead to the two offices and to the W.C. Open plan waiting area with kitchen. Two glazed window panels to office 2.



Kitchen Area – 9'10" (2.99m) x 4'6" (1.36m)

Wall mounted cupboards and base unit with roll top worksurface and partial tiled splashback to the wall. Single sink with chrome mixer tap and drainer. Double glazed windows overlook the front aspect.



W.C – 4'6" (1.36m) x 3'6" (1.06m)

Small corridor access with a ceiling light fitting and carpet to the floor. Door to the W.C. Low level W.C, corner wash hand basin, part ceramic tiling to the walls, mounted mirror, Stiebel Eltron electric heater, paper towel dispenser, extractor fan, halogen spotlight to the ceiling.

Office 1 – 22'3" (6.77m) x 13'6" (4.11m)

Large office space with two large, double-glazed windows that overlook the front aspect both with roller blinds and a further two high mounted windows to the rear. Recessed lighting to the ceiling, carpet matting to the floor, various power points and trunking with ethernet cable. Two Stiebel Eltron electric radiators.



Office 2 – 11'6" (3.5m) x 13'6" (4.11m)

Medium sized office space with recessed spotlights to the ceiling, loft access via a ramsay ladder, double glazed windows with hanging curtains that overlook the front and side aspect. Various power points, carpet matting to the floor, Stiebel Eltron electric radiator.



The property is available on a vacant possession basis.

The property is currently operating as two Business spaces and can be made available with tenants in the Office Space 2 on short/long-term licenses. Our client will also consider leasing the property, subject to requirement. Further information is available on request.

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.

Particulars 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.

FREE VALUATION We are pleased to offer a free and without obligation, valuation of your own property.

Please call 01309 696296 for an appointment.