



LICENSED RESTAURANT + 4 BED MAISONETTE

- RESTAURANT FLOOR AREA: 1,922 FT² • MAISONETTE FLOOR AREA: 1,892 FT² • IMMEDIATE ENTRY
- OFFERS OVER £350,000 (INCLUDES ALL FIXTURES, FITTINGS & EQUIPMENT)

FOR SALE

MACRAJ RESTAURANT, 36-38 HIGH STREET, LOSSIEMOUTH, IV31 6AA

CONTACT: Linda Cameron: linda.cameron@shepherd.co.uk | Neil Calder: n.calder@shepherd.co.uk | Rory Fraser: r.fraser@shepherd.co.uk
Tel: 01463 712239

LOCATION

Lossiemouth is one of the principal towns in the Moray Council Area located approximately 5 miles north of Elgin, approximately 45 miles north east of Inverness and 70 miles north west of Aberdeen. It is a seaside town with large sandy beaches and a number of links golf courses making it a popular tourist destination.

The town is located on the most northerly point of the south coast of the Moray Firth, at the mouth of the River Lossie. To the west of the town are a sandy beach, golf links and the Royal Air Force station, RAF Lossiemouth. Lossie Forest is a large pine forest that starts on the town’s south-east boundary and the river splits it into two sections. The south side of the town is joined by the fertile plains of the Laich o’ Moray.

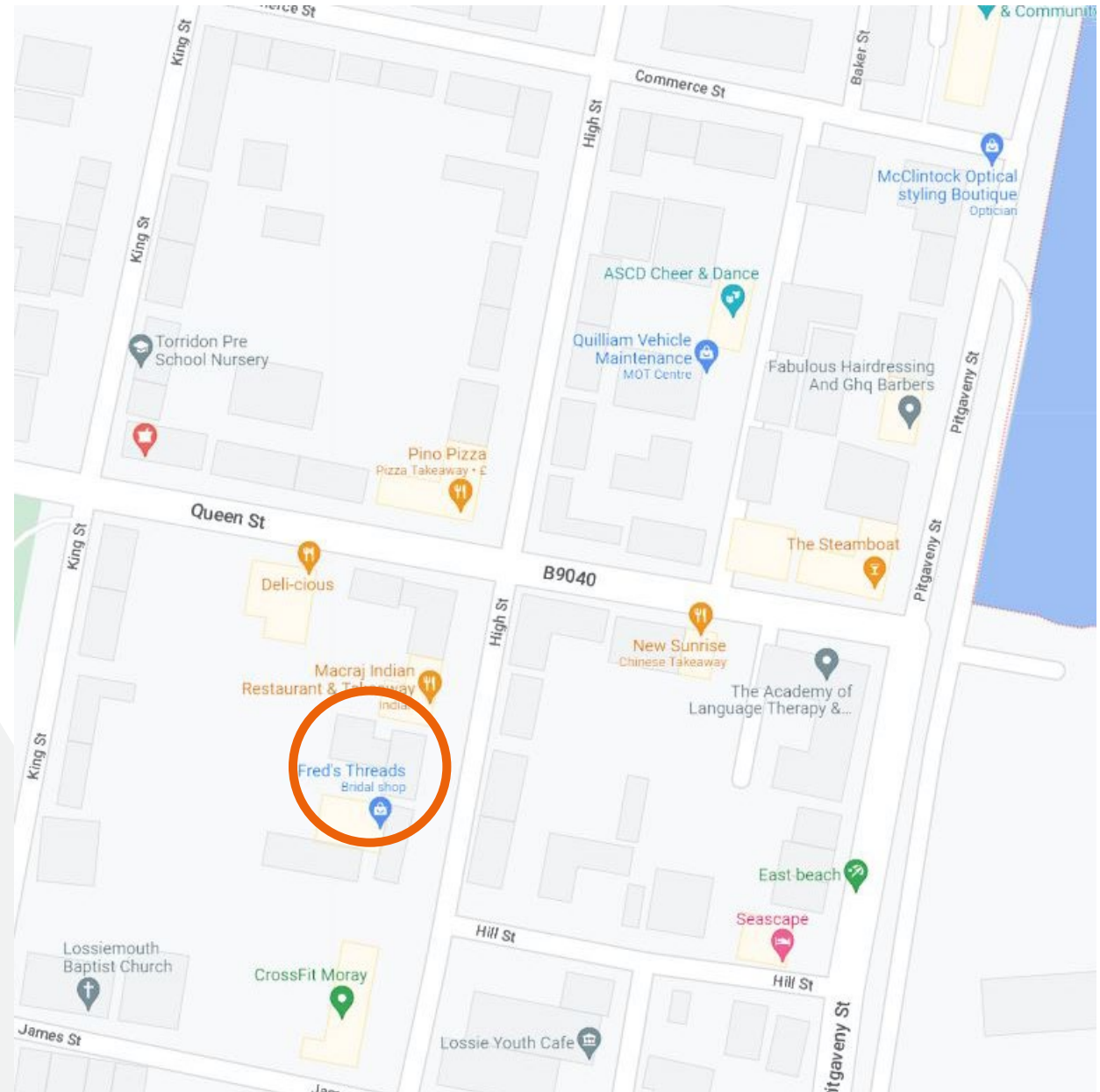
The subjects under consideration occupy a prominent position on the main High Street. Surrounding properties comprise a mix of both residential and commercial uses. Other nearby occupiers include Lossiemouth Public Library and Fred’s Threads. Local shopping, educational and transport facilities are available in close proximity with a wider range of amenities found in nearby Elgin.

DESCRIPTION

The subjects comprise an end terraced one and a half storey building of pointed stone construction under a pitched and slated roof with a single storey projection to the rear of masonry construction under a flat felt and fibreglass covered roof. The property currently provides a ground floor restaurant and attached maisonette flat over ground and first floors utilised as staff accommodation.

The ground floor provides a fully fitted restaurant and bar area, customer toilets, kitchen, stores, food prep area, office and staff toilets. There is a service corridor at the side of the building which links to the kitchen and ancillary storage areas.

The attached maisonette is self-contained and arranged over part ground and upper floor levels. It has its own private entrance from High Street. The ground floor comprises a bedroom with ensuite shower room. The first floor includes a kitchen, living room, four bedrooms and bath/shower rooms.



FLOOR AREA

The property extends to the approximate undernoted floor areas:-

DESCRIPTION	M ²	FT ²
Ground Floor Restaurant and Bar Area, Customer Toilets, Kitchen, Stores, Food Prep Area, Office and Staff Toilet.	178.57	1,922
Ground Floor (part Maisonette) Bedroom with Ensuite Shower Room.	22.35	240
First Floor (Maisonette) Kitchen, Living Room, 4 Bedrooms and Bath/Shower Rooms.	153.58	1,652
Total	354.50	3,814

THE SITE

The approximate site boundaries are shown outlined in red on the plan opposite.

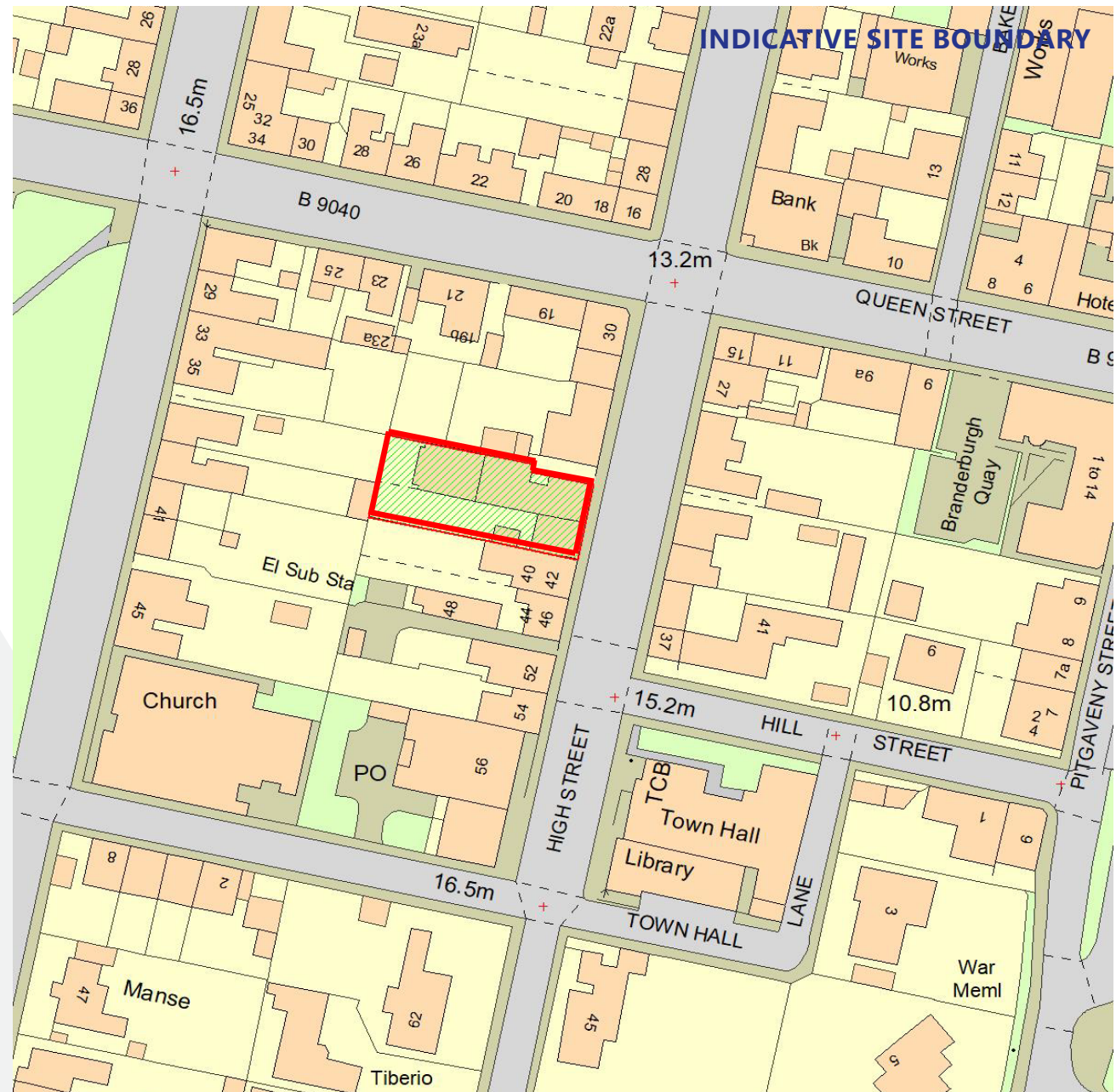
The main building has frontage to the pavement whilst the extension has been built into an embankment at the rear, as such, the site is of mixed topography. There is shared pedestrian access to the kitchen and ancillary service and refuse areas at the gable end of the building.

There is a hard-landscaped garden area at the rear of the main building, together with outbuilding and stepped access to a further parcel of garden ground to the rear of the extension. Car parking is available on the High Street.

PLANNING

The property currently benefits from Class 3 (Food and Drink) Consent in terms of the Town & Country Planning (Use Classes) (Scotland) Order 1997.

Other uses may be permissible subject to securing the appropriate planning consent. Please discuss any proposals with the marketing agent.



RATEABLE VALUE/COUNCIL TAX

The ground floor restaurant is listed in the current Valuation Roll with an NAV/RV of: £12,500. The staff accommodation is listed as Band "C" for Council Tax purposes.

EPC

Details available on request.

PRICE

Our client's Heritable Interest is "For Sale" with the benefit of vacant possession. Offers over £350,000, exclusive of VAT are sought.

VAT

VAT will apply to any transaction

COSTS

Each party will bear their own legal costs in connection with any transaction.

The purchaser will be responsible for any LBTT, Registration Dues and VAT thereon.





For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors Mulberry House, 39-41 Harbour Road, Inverness, IV1 1UA Tel: 01463 712239
Linda Cameron: linda.cameron@shepherd.co.uk | Neil Calder: n.calder@shepherd.co.uk | Rory Fraser: r.fraser@shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **APRIL 2023**