

## RETAIL

- > PROMINENT PITCH
- > LARGE GLAZED FRONTAGE
- > GRADE "B" LISTED BUILDING
- > FLOOR AREA: 40.69 M<sup>2</sup> (438 FT<sup>2</sup>)
- > SUITABLE FOR VARIOUS USES
- > CLASS 1A USE IN PLACE
- > QUALIFIES FOR 100% RATES RELIEF
- > OFFERS OVER: £55,000 INVITED

**FOR SALE / MAY LET**

**95 HIGH STREET, FORRES, IV36 1AA**

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## LOCATION

The subject property is prominently located in Forres which lies approximately 28 miles east of Inverness and 12 miles west of Elgin. The subjects are ideally positioned on the north side of High Street in a prime pitch set between the Gordon Street and North Street junctions.

Forres is an attractive town with many historical buildings and monuments including Falconer Museum, the Tolbooth, an impressive landmark in the town centre and Nelson's Tower at the top of Cluny Hill. The town is well-known for its award-winning floral sculptures and has won the Scotland in Bloom award on multiple occasions. Brodie Castle, the home of the Brodie Clan, lies to the west of the town, close to the A96.

Forres has a railway station on the main Inverness to Aberdeen line and is served by a regular bus route. Inverness airport lies approximately 18 miles to the southwest of Forres and provides regular flights to the Scottish Islands, UK mainland destinations and a range of international flights. The town has both primary and secondary education with Andersons Primary School on the High Street and Forres Academy on Burdsyard Road.

The vicinity supports a number of national and local traders including Clear Pharmacy, Alzheimer Scotland, The Bike Bothy, Cluny Estate Agents, Boots, The Co-operative and Bank of Scotland.

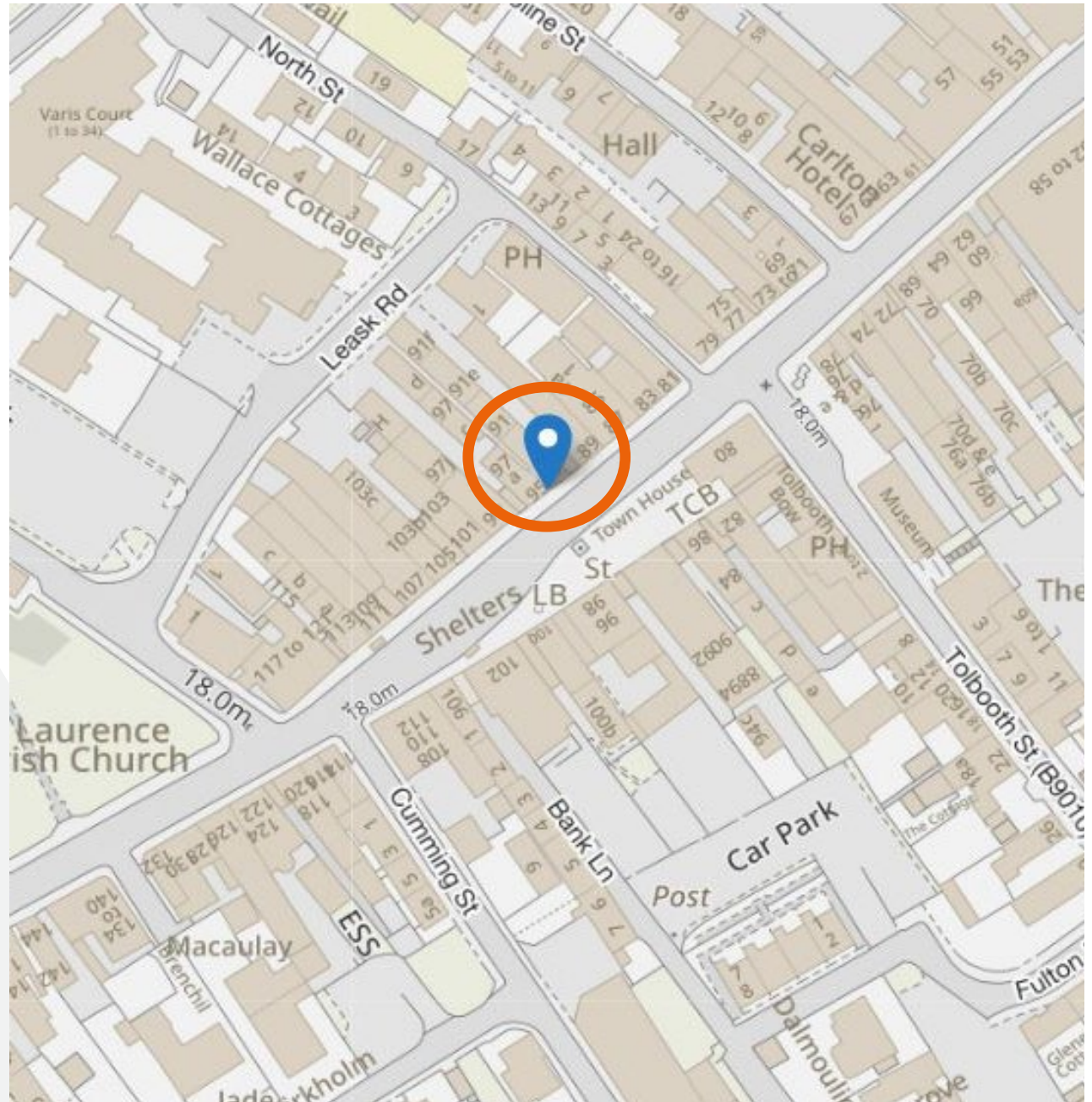
## DESCRIPTION

The subjects comprise a ground floor retail unit set within a mid-terraced, three and a half storey traditional stone and slate Grade "B" Listed building. Internally the subjects currently provide an open plan retail area together with storage space and staff ancillary facilities to the rear. The shop has a large glazed frontage to the High Street and benefits from electric panel heaters and fluorescent strip lighting.

There is a pend at the east most elevation of the unit which provides access to the side/rear of the property.

## FLOOR AREA

ACCOMMODATION	M <sup>2</sup>	FT <sup>2</sup>
GROUND FLOOR	40.69	438







**RATEABLE VALUE**

NAV/RV: £4,200. The property qualifies for 100% rates relief in terms of the Small Business Bonus Scheme.

**PLANNING**

The property currently has Class 1A (Shops, Financial, Professional and Other Services) planning use consent in place. Other uses may be permissible, subject to securing the appropriate planning consent.

**EPC**

EPC Rating "G". The Certificate and Recommendations Report are available on request.

**SALE**

Our Client's heritable interest in the property is available "For Sale" with offers over £55,000, exclusive of VAT sought.

**LEASE**

Alternatively, our client may consider entering a new lease on terms to be agreed. For further information please contact the marketing agents.

**COSTS**

Each party will bear their own legal costs. The incoming purchaser/tenant will be liable for any LBTT, Registration Dues and VAT thereon.

**VAT**

VAT will apply to any transaction.



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

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