



108 High Street, Forres, IV36 1NT

Prominent building on Forres High Street

- Sale Price: On application
- Part let / part vacant investment for sale
- Total Current Income: £14,190 per annum
- Variety of income streams
- Prominent building on Forres High Street



LOCATION

The property is situated within Moray in the town of Forres, approximately 26 miles east of Inverness and 12 miles west of Elgin. The property is centrally located within the town in a prominent position on the High Street. This area is busy with vehicular and pedestrian traffic passing the front of the building, with a public car park 200 yards towards the rear of the building.

DESCRIPTION

The property is situated over ground, first and second floors and can be described as a two storey attic, mid-terraced, stone and slate block. The property also benefits from a single storey extension to the rear, which is to the benefit of the former Maclean's Bakery unit, housing a WC and staff tea prep facilities. The investment also benefits from an outbuilding suitable for storage, which would be included in the subjects.

A Title Plan is available on application to seriously interested parties.

The current vacant unit benefits from Class 3 consent, meaning the property is suitable for a café / restaurant operation.

SERVICES

We understand the property is connected to mains water and electricity, with drainage to the main public sewer. Heating is of the electric type throughout.

RATEABLE VALUE

The property is entered in the current Valuation Roll as follows:

Address	Rateable Value
108 High Street	£15,500 per annum
108 A High Street	£2,050 per annum
108 A High Street	£1,500 per annum
108 A High Street	£0 per annum
112 High Street	£7,700 per annum



SALE PRICE

On application.

LEASE TERMS

Full details available on application to the selling agent.

LISTED BUILDING

The whole block is currently Listed. Further details on application to the marketing agent.

VAT

All figures quoted are net of VAT.

LEGAL COSTS

Each party will bear their own legal costs. Should LBTT or Registration Dues be applicable, the purchaser will be responsible.

ENERGY PERFORMANCE CERTIFICATE

On application.

To arrange a viewing please contact:



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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and/or detailed financial and corporate information will be required before any transaction can conclude.

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
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6. Date of Publication: March 2021