



TOWN CENTRE RETAIL/COFFEE SHOP (SUBJECT TO PLANNING)
PREMISES WITH SIGNIFICANT POTENTIAL



TO LET

96 High Street

Forres, IV36 1NY | 117.2 sq.m (1,262 sq.ft)

To request a viewing call us on 01224 572661

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LOCATION

The town of Forres is a wealthy settlement located approximately 12 miles west of Elgin and 28 miles east of Inverness. The town serves an agricultural hinterland and benefits from significant tourism. It is a commuter town serving the larger settlements of Elgin and Inverness. The subjects are situated within the heart of the town, occupiers in the vicinity include Boots, Savers, Co-op and Clear Pharmacy.

DESCRIPTION

The former bank premises comprise part of the ground floor and basement of a three storey and basement stone building, the upper floors are to be converted for residential use.

Internally, the subjects provide retail area together with storage, staff facilities and additional storage at basement level. There is an extensive frontage to the High Street.

The subjects benefit from rear car parking, 5 spaces are included and further spaces may be available subject to negotiation.

RENT

£13,000 per annum.



PROPERTY DETAILS

Rateable Value	The subjects require to be reassessed as they are currently included as part of a larger assessment for the whole building. An estimate of rateable value can be provided by the letting agents.	
Rates Detail	Any ingoing tenant will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available.	
Floor Areas	The following areas have been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition):-	
Ground Floor	101.5 sq.m	1,093 sq.ft
Basement	15.7 sq.m	169 sq.ft
Total	117.2 sq.m	1,262 sq.ft
EPC	G130. Copy available on request.	
VAT	The rent quoted is exclusive of VAT.	
Legal Costs	Each party will be responsible for their own legal costs incurred in the transaction.	
Entry	Upon conclusion of legalities.	

VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

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