



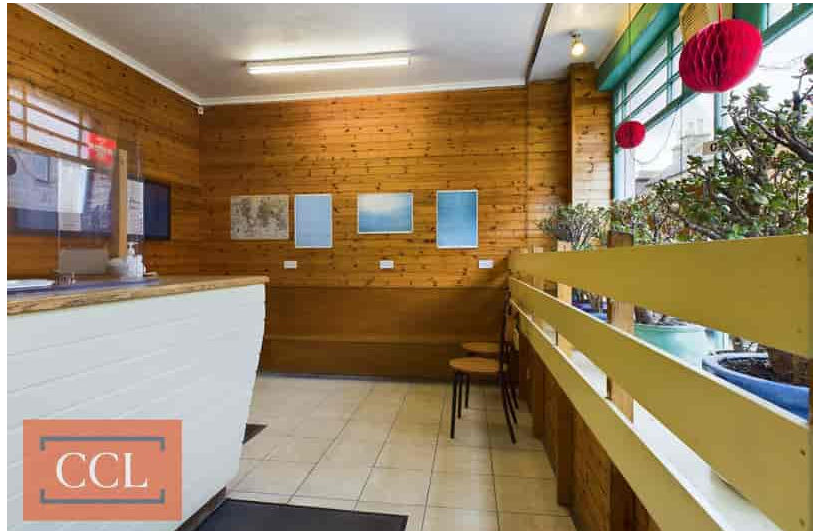
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The commercial property investment opportunity at 53 Harbour Street in Hopeman presents a compelling prospect, featuring a Full Repair and Insuring (FRI) lease until 2030 with an annual rent of £8,320. Currently occupied by Hopeman Chinese Takeaway, the property is strategically located in the charming coastal village of Hopeman, known for its tourist appeal and proximity to local amenities. The area benefits from its connection to Elgin, a bustling market town just 7 miles away, offering additional facilities and transport links. The property's prime location, combined with the region's economic vitality and rising property values, suggests potential for long-term appreciation. With its stable tenant, attractive location, and the broader economic context of the area, this 65m<sup>2</sup> commercial space represents a potentially lucrative investment opportunity in a thriving coastal community.

- Investment Opportunity
- 5 Years Remaining
- FRI Lease
- Excellent Location



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# 53 Harbour Street | Hopeman | Elgin | Moray | IV30 5RU

## £95,000 Freehold

### Situation

This property is ideally located in the charming seaside village of Hopeman, offering easy access to the beach and a variety of local amenities such as shops, a post office, a hotel, a pub, and a primary school, along with an 18-hole golf course. Just 7 miles away, the bustling market town of Elgin serves as the commercial and administrative hub of Moray, providing a wider array of amenities including Moray College UHI, two secondary schools, and various retail, sport, leisure, and transport facilities. Elgin is well-connected through its railway station and main bus terminus, ensuring excellent transport links. Additionally, the larger cities of Inverness and Aberdeen are within easy reach, both offering extensive services and amenities, including airports. This prime location combines coastal charm with convenient access to urban facilities, making it an ideal choice for your commercial real estate needs.

### The Business

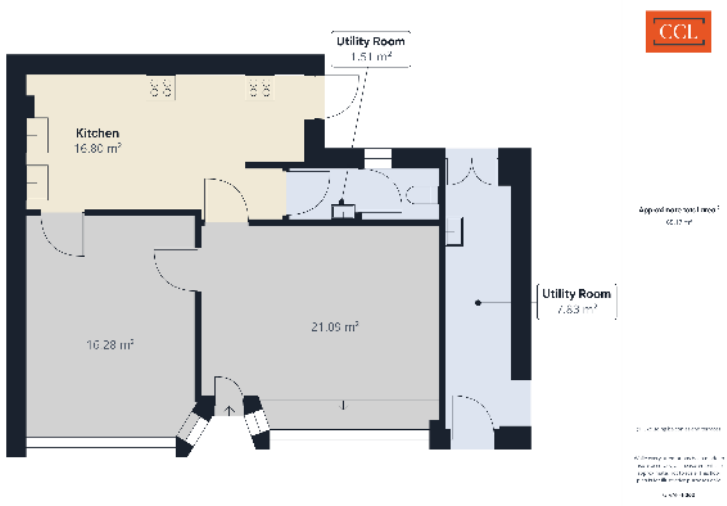
Purchasing the commercial property at 53 Harbour Street in Hopeman offers a robust investment opportunity. The property is currently leased on a Full Repair and Insuring (FRI) basis until 30 September 2030, generating an annual rent of £8,320. This type of lease ensures that the tenant is responsible for maintenance and insurance costs, minimizing the landlord's expenses. Hopeman is a highly desirable location with consistent demand for properties of this size, particularly due to its popularity among tourists during the summer months. The area's year-round activity and the secure, long-term lease provide a stable and potentially lucrative investment, bolstered by the region's growing property values and economic vitality.

### Property

The property at 53 Harbour Street in Hopeman is currently operating as a Chinese takeaway. The establishment features a welcoming reception area of 21m<sup>2</sup>, accessed directly from Harbour Street through the front door. This space is characterized by large windows facing the street, wood panelling, and a tiled floor, creating an inviting atmosphere for customers. At the rear of the property, a well-equipped commercial kitchen spanning 16.8m<sup>2</sup> serves as the heart of the takeaway operation, with convenient access to a back yard. Adjacent to the kitchen, a versatile 16.2m<sup>2</sup> room functions as both a storage area and staff space, strategically connected to both the kitchen and the main retail/takeaway service area. The property also includes washroom facilities, ensuring comfort and convenience for staff and potentially for customers. This layout efficiently combines customer-facing areas with functional back-of-house spaces, making it well-suited for its current use as a Chinese takeaway business.

### External

This property offers direct access from the pavement on Harbour Street, a kitchen that opens to an enclosed backyard, and an enclosed alley providing service access to the main street along with a storage area for bins and other essentials.



### CCL Property

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.