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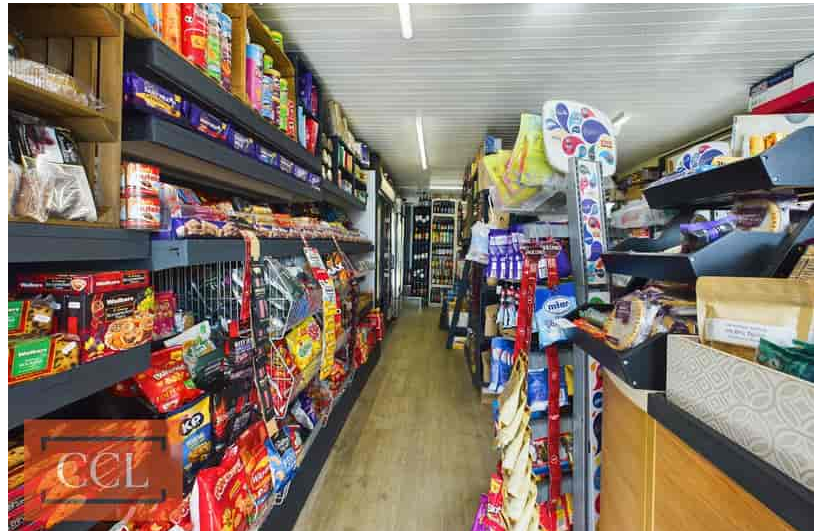


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CCL Property are delighted to offer the opportunity to acquire an established village store and post office with great roadside presence in an ideal trading location in the pleasant village of Duffus. Benefiting from a passing trade and being located less than a mile from the renowned Gordonstoun School, this established business generates a good annual turnover and has the opportunity for new owners to expand the business. An early viewing is highly recommended to truly appreciate the quality of facilities that are on offer.

- Established Store & Post Office
- Profitable and Stable Business
- Easily Managed Business
- Excellent Reputation
- Brilliant Trading Location
- Located Less than a Mile from Gordonstoun School
- Well-equipped Retail Area
- Freehold



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1 Hopeman Road | Duffus | Elgin | Moray | IV30 5RR

£95,000 Freehold

Situation

Situated five miles north of Elgin in the heart of the Duffus is the Duffus Village Store. The shop has excellent frontage on the road leading from the coast to Elgin. The world famous Gordonstoun School is located less than a mile away, providing year-round trade. Duffus Castle is located a mile and a half east of Duffus village and is located less than five miles to Elgin. Elgin is a lively and charming market town and is the administrative and commercial capital of Moray with a population of around 23,000. Locally there are excellent schools and educational establishments, shopping, and social facilities. It is situated approximately 36 miles East of Inverness and 64 miles West of Aberdeen with good transport links via the A96 trunk route and rail links to Inverness and Aberdeen and their respective airports.

The Business

Duffus Village Store and Post Office is a charming and unique business that truly embodies the essence of a local artisanal shop. This stunning establishment focuses on offering a carefully curated selection of locally produced and sourced products, creating an atmosphere that is both inviting and distinctive.

The store boasts an impressive array of items that cater to both everyday needs and special occasions. Visitors will find:

- A wide range of general and convenience items
- Stationery for all your writing needs
- Traditional news publications
- An enticing selection of confectionery
- Refreshing soft drinks
- An extensive collection of local spirits, showcasing the region's finest distilleries

What sets this business apart is its commitment to featuring unusual and beautifully finished products, giving it a true artisan feel. Each item seems carefully chosen to reflect the unique character of the local area.

A True Lifestyle Business: The Duffus Village Store and Post Office operates as a convenience store and post office, offering essential services to the community while maintaining its distinctive charm. The business is owner-operated with the assistance of three part-time staff members, allowing for a personal touch in every interaction.

Operating Hours:

- Monday to Saturday: 8:30 AM to 5:00 PM
- Sunday: 9:00 AM to 3:00 PM

Property

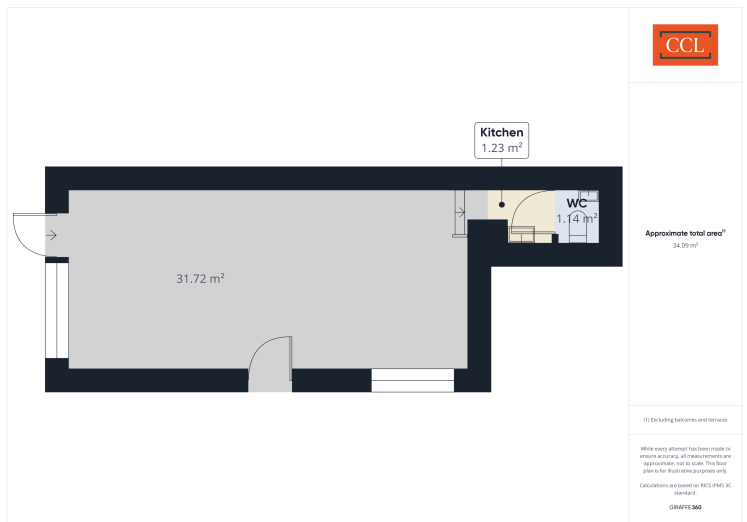
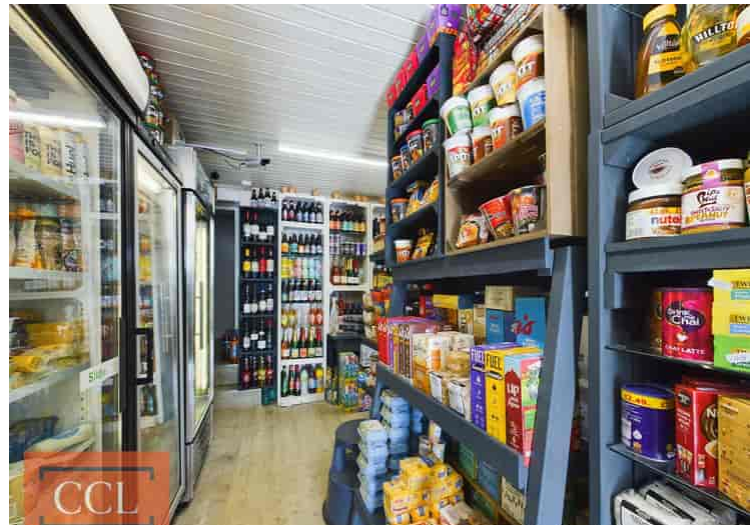
The business operates from a ground floor retail premises with window frontage to the front, a prime trading location on the main road.

Internally the premises comprise a retail sales area at the front, fitted throughout with a range of fixed and free-standing display units and shelves, newsstands, and drinks fridge. To the rear of the property there is a staff WC.

Rateable Value - £2,800

External

The retail premises open on to the main road and also has a side street entrance.



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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.