



39 High Street

Forres, IV36 1PB

Offers Over £220,000

ccl
PROPERTY



39 High Street

Forres, IV36 1PB

CCL are delighted to offer the opportunity to purchase this fully refurbished and well-presented restaurant in the centre of Forres. The restaurant can comfortably space 60 covers and is an brilliant opportunity for anyone looking for an turnkey restaurant opportunity. The restaurant previously built up a great reputation with local clientele and visitors in a short time and now benefits from much repeat business and great reviews on Trip Advisor. This a is an ideal investment and early viewing is highly recommended.

Forres has a very active community and an attractive High Street offering a variety of amenities and facilities. A number of primary schools and secondary schools are also located in Forres and the surrounding villages. The town of Forres, a former Royal Burgh has a close connection with Scotland and Britain in bloom ensuring public areas and parks throughout the town are immaculately maintained and beautifully presented. The town is also steeped in history including a mention in Shakespeare's Macbeth as well as being the location of the impressive 22 ft. Pictish Sueno's Stone. The local area is renowned for its beauty with the picturesque Findhorn Bay a few miles from the property and a number of outdoor activities easily accessible in the area. Inverness and Elgin, both of which can be reached by rail, provide extensive retail offerings and shopping centres in addition to a wealth of recreational, cultural and leisure activities. Inverness Airport is located half an hour from the restaurant has regular daily flights to UK and European destinations.





The Business

The restaurant previously built up a great reputation with local clientele and visitors in a short time and now benefits from much repeat business and great reviews on Trip Advisor. 39 High Street has been a successful Chinese Restaurant in the past and would be suitable for a number of different restaurant types

The Property

An attractive and well-presented restaurant, which has been completely refurbished, is located on a prominent corner location, the business is laid out over two floors with entry at street-level. The building is of stone construction under pitched slate roof. Parking is set within the town centre plus on-road parking. Customer entry to the public areas is through single door at street level leading into an entrance vestibule. Upon entry into the main restaurant customers appreciate the 'Taverna style' ambience of the business with painted tiles which is set to an 'L' shape with modern tables and high back chairs comfortably seating up to 45 covers. The compact bar is located close to the main door. A recessed area is set aside for the production of coffees and the collection of meals from the kitchen above via a 'dumb waiter'. Lit by discreet wall lights and spotlighting in the ceiling the restaurant exudes a rustic charm which is complemented by the wooden flooring. There is a spacious and well-equipped commercial kitchen on the first floor. It offers a wide range of facilities, including extraction unit, tiled floors and walls, utensils, refrigeration units and food preparation aids. The use of a 'Dumb Waiter' enables the swift passage of foodstuffs to the waiting staff below. There is a large dry goods store which also acts as an office facility on the first floor with the wine and spirits store on the ground floor.

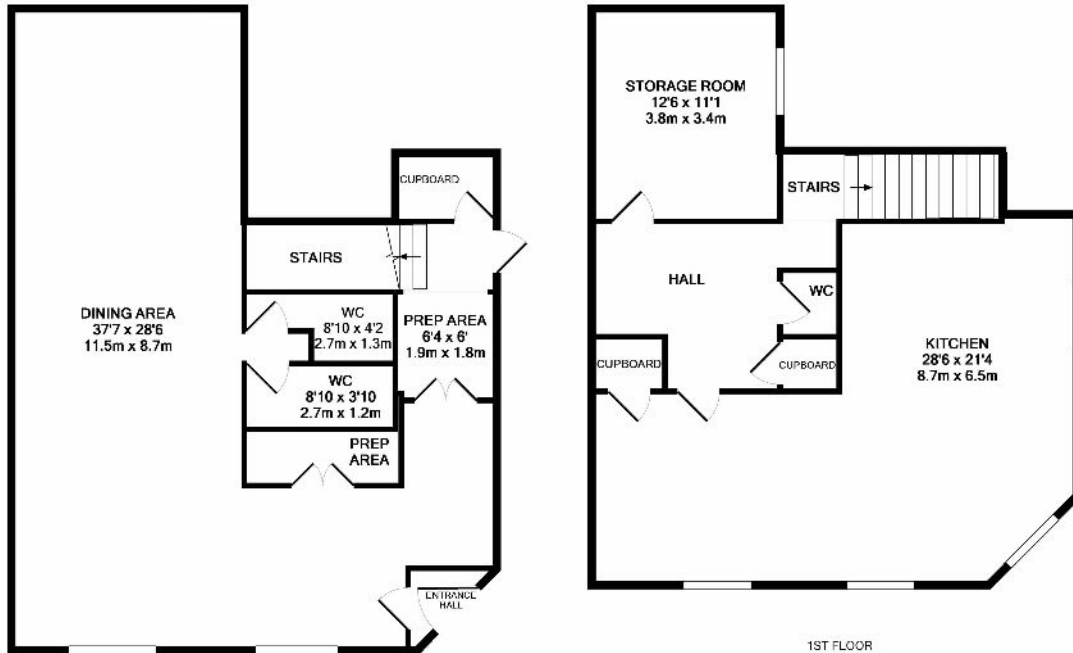
Additional storage is available in the attic. There is a staff toilet on the first floor.

External

Access is directly from the main street into the main reception area. There is a side entrance suitable for deliveries. There is ample on street parking close by in addition to a number of council car parks in the town.

Situation

Forres has a very active community and an attractive High Street offering a variety of amenities and facilities. A number of primary schools and secondary schools are also located in Forres and the surrounding villages. The town of Forres, a former Royal Burgh has a close connection with Scotland and Britain in bloom ensuring public areas and parks throughout the town are immaculately maintained and beautifully presented. The town is also steeped in history including a mention in Shakespeare's Macbeth as well as being the location of the impressive 22 ft. Pictish Sueno's Stone. The local area is renowned for its beauty with the picturesque Findhorn Bay a few miles from the property and a number of outdoor activities easily accessible in the area. Inverness and Elgin, both of which can be reached by rail, provide extensive retail offerings and shopping centres in addition to a wealth of recreational, cultural and leisure activities. Inverness Airport is located half an hour from the restaurant has regular daily flights to UK and European destinations.

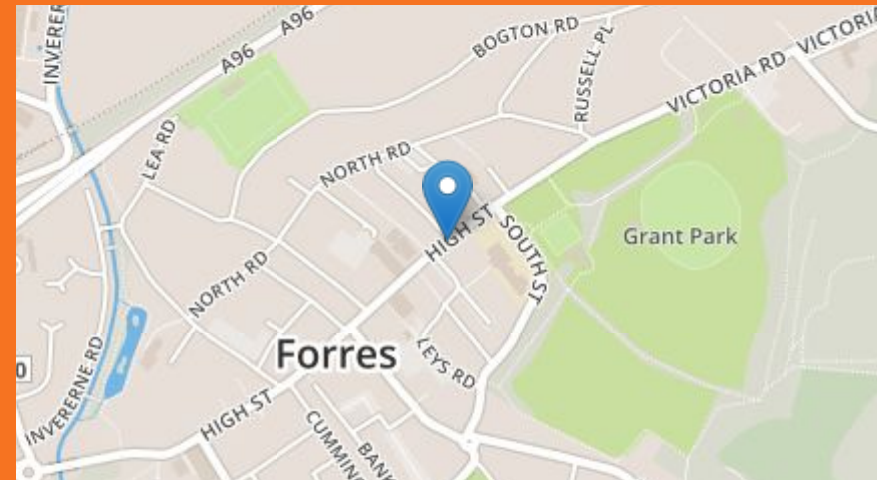


GROUND FLOOR
APPROX. FLOOR
AREA 900 SQ.FT.
(83.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 788 SQ.FT.
(73.2 SQ.M.)

HIGH STREET, FORRES, IV36 1PB
TOTAL APPROX FLOOR AREA 1688 SQ.FT. (156.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown, have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2018



62 High Street, Elgin

Moray

IV30 1BU

01343 610520

info@cclproperty.com