



CCL



Sing - Yeun Chinese Takeaway

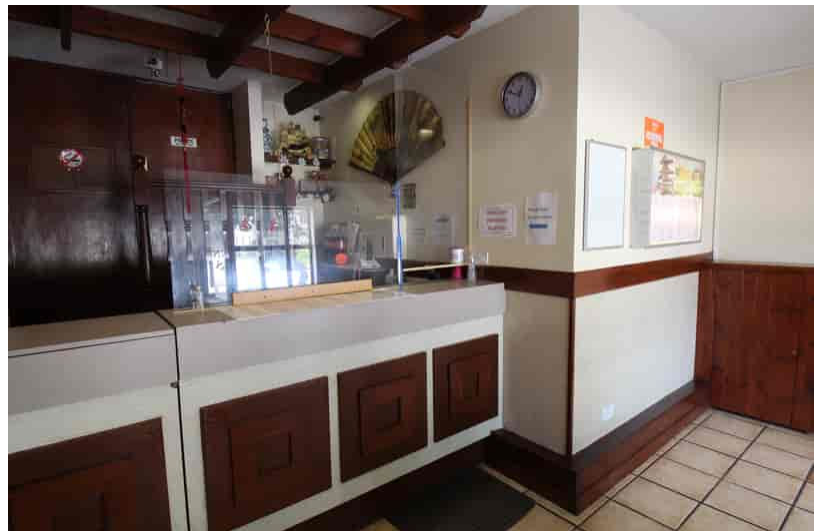
WELCOME  
TO  
SING-YEUN  
TAKEAWAY

This wall was built by  
ALASTAIR MUNRO RAFFAN  
who died 3-7-65 aged 36 and who  
contributed in many ways to the  
welfare of the village

CCL are delighted to bring to market this ground floor commercial premises located in a prime trading location on High Street, Fochabers.

Currently running as a popular Chinese takeaway and offering a 'turn key' investment for someone looking to continue to run a hot food establishment. However, with some degree of refurbishment and given the High Street location the property has many end uses. The premises is an ideal investment opportunity and viewing is highly recommended.

- Prime Town Centre Location
- Area c. 45m<sup>2</sup>
- Semi Detached Premises
- Basement Storage
- Hot Food Licence
- Potential Alternative Uses
- Freehold



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91b High Street | Fochabers | Moray |  
IV32 7DH

£120,000 Freehold

### Situation

Situated in the centre of Fochabers, the property is in an ideal central location. There are a number of historically interesting buildings within the town and the wider area. The town centre of Fochabers has a good range of retailers, there are small bespoke shops as well as a useful local supermarket. The town also offers a museum, arts gallery, gym, bowling club, cricket club as well as a post office and doctor's surgery. Schooling is provided locally at Milne Primary and Milne Secondary Schools. One of the main local employers is Baxter's Food, having their headquarters in Fochabers. To the west, approximately 15 miles away, is Elgin. This is the main commercial centre of Morayshire, where amenities include banks, post office, garage services, restaurants, swimming pool, ice rink, gym, ten pin bowling, cinema, and Dr Gray's Hospital.

### Property

The property benefits from an excellent trading location on the high street of the town. It's a versatile premises that would suit a variety of uses however it is currently operating as a popular Chinese Takeaway and benefits from a hot food licence.

The subjects of sale comprise a single story, gable end premises with main entrance directly off High Street. Currently being utilised as a Chinese takeaway, you enter the property into the main reception area. Towards the rear of the property is the well-equipped commercial kitchen with everything required to offer a variety of hot food.

The front of the property has large glazing and entrance door. There is a basement storage of c. 12m<sup>2</sup>.

This property is flexible and is an ideal commercial investment.

### RATEABLE VALUE

Rateable Value of £4,600

### PRICE

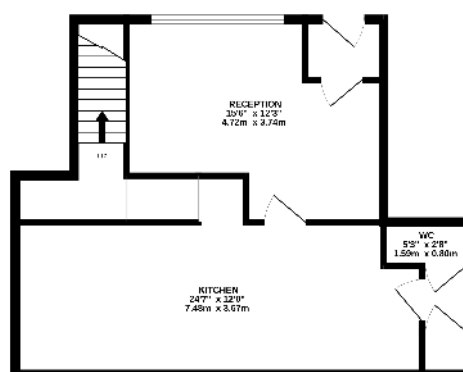
Offers over £110,000 are invited for the heritable property.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with the transaction.



GROUND FLOOR  
492 sq.ft. (45.8 sq.m.) approx.



PLEASE NOTE: THIS PLAN IS APPROXIMATE AND SHOULD NOT BE RELIED UPON FOR FURNISHING PURPOSES. ROOM SIZES ARE APPROXIMATE 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.

### CCL Property

62 High Street, Elgin, Moray, IV30 1BU  
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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.