



# 3 Bogton Place

Forres, IV36 1EP

£1,500 pcm

**ccl**  
PROPERTY



### The Property

Unit 2 is a former car show room. It extends to some 23 meters in diameter and the property benefits from full length windows that extend the entire length allowing great visibility. The main show room area is open plan and suitable for a variety of uses. At the rear there are several private offices.

Main access is from the front car park and through double doors to the showroom. There is also a large sliding glazed door.

### External

The unit opens on to the carpark that extends the width of the building. The carpark is adjacent to the footpath and main road. There is very good vehicle access to the property.

### Situation

The property is situated on the south side of Bogton Place, a short distance from the centre of Forres. The surrounding area contains mainly ground floor retail usage with residential or commercial usage on the upper floors. A range of high street shops, small retailers, cafes, restaurants, and leisure facilities are on offer in the vicinity.

Forres, a formal Royal Burgh, this traditional town boasts a tourist trade and hospitality sector, offering a range of activities and entertainment to locals and visitors; including hiking and cycling; fishing, hunting, and an 18-hole golf course; and museums, monuments, and castles. Forres is also located on the renowned Whisky Trail with its many active distilleries. The town has an active community and an attractive High Street, with close connections to Scotland and Britain in Bloom ensuring the public areas and parks are immaculately maintained and beautifully presented.

The town is located along the A96 and is extremely well serviced with good road and rail networks providing links to Inverness, Aberdeen and their respective airports. The nearby town of Elgin provides extensive retail offerings in addition to a wealth of recreational, cultural and leisure activities.

### Rateable Value

TBC and reassessed on occupation

### Legal Costs

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

### Tenure

Leasehold

### Service

This property has access to mains electricity, water and drainage.