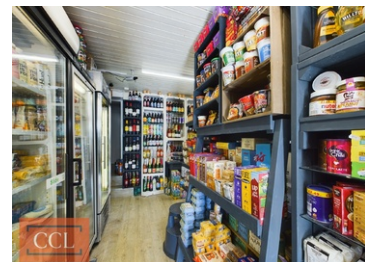




Situated five miles north of Elgin in the heart of the Duffus is the Duffus Village Store. The shop has excellent frontage on the road leading from the coast to Elgin. The world famous Gordonstoun School is located less than a mile away, providing year-round trade. Duffus Castle is located a mile and 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.



- Freehold
- Easily Managed Business
- Established Store & Post Office
- Excellent Lifestyle Opportunity
- Boutique Shop & Post Office



T: 01343 610520

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# Duffus Village Shop & Post Office, 1 Hopeman Road, Duffus, Elgin, Moray, IV30 5RR

£95,000 Freehold

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

### 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.

### 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.

### Operating Hours:

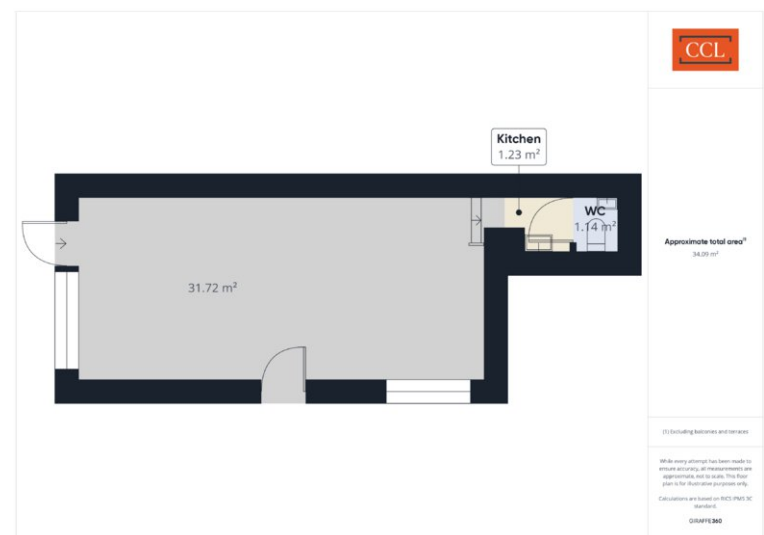
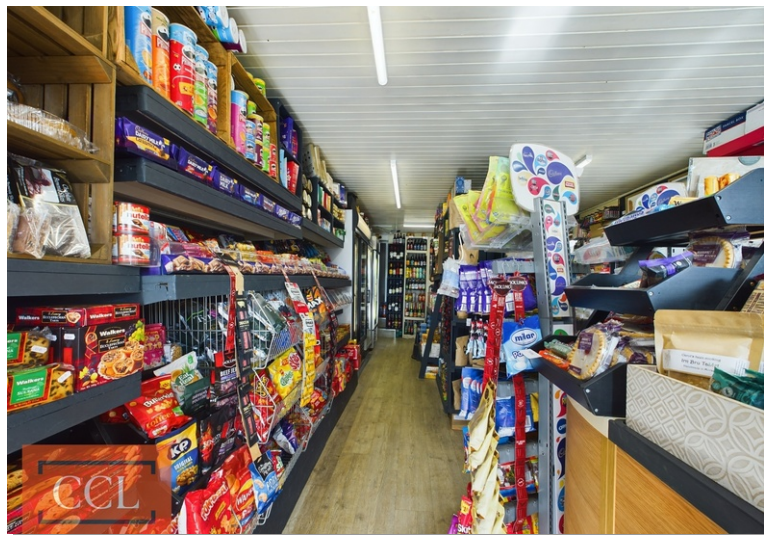
- Monday to Saturday: 8:30 AM to 5:00 PM
- Sunday: 9:00 AM to 3:00 PM

### Trading Figures:

This is a steady and successful business, run to suit the lifestyle of the current owners. Full trading information will be provided following a formal viewing.

### Tenure:

This property is the held on the Sottish equivalent of a freehold



**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 things 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.