



Located at 19 High Street in the heart of Rothes, Moray, this remarkable former church presents a rare opportunity to acquire a substantial and characterful property with immense potential. Rothes is a picturesque Speyside town nestled on the banks of the River Spey, renowned for its rich whisky heritage and scenic landscapes. The town offers a welcoming community atmosphere, with a population of just over 1,100, and enjoys excellent connectivity via the A941 to Elgin, Aberlour, and Dufftown. Residents benefit from a range of local amenities, including shops, healthcare facilities, and leisure opportunities. The town is also home to the celebrated Glen Grant Distillery and Visitor Centre, as well as the historic Rothes Castle ruins, providing a unique blend of culture, history, and natural beauty.



- Former church building
- Central High Street location
- 316 m² internal space
- Many original features
- Large open-plan area
- Versatile development potential



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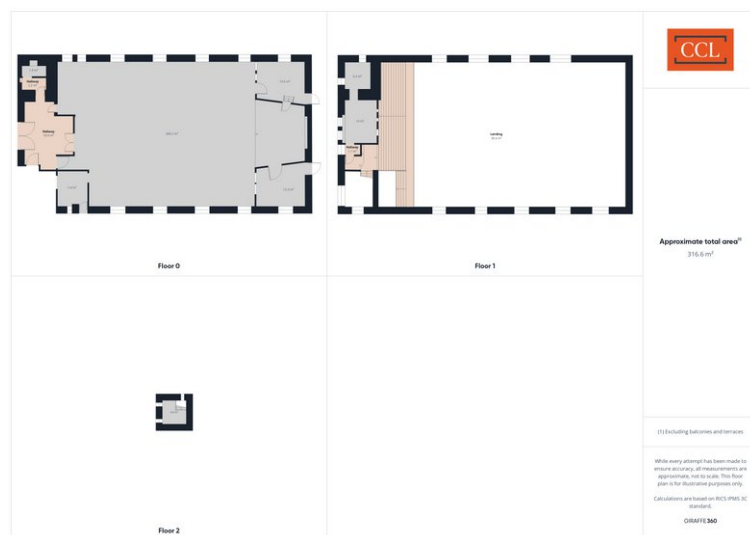
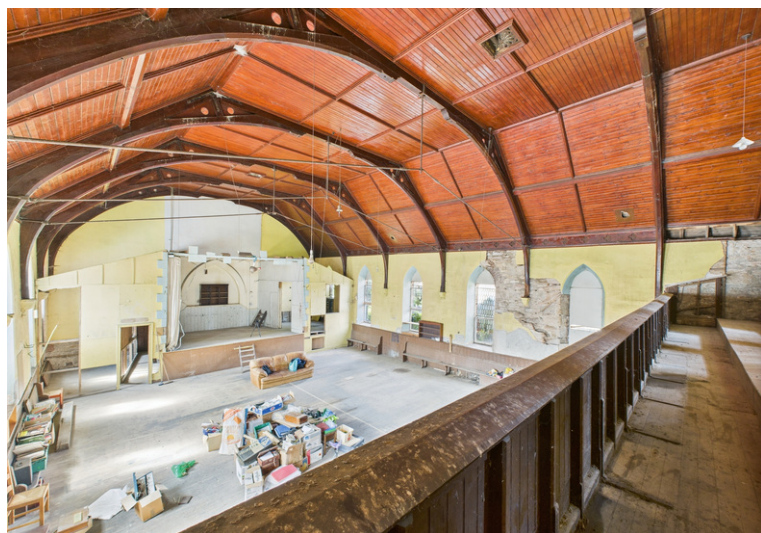
The Church, High Street, Rothés, Aberlour, Banffshire, AB38 7AU

£75,000

The property itself is a striking former church that opens directly onto the High Street pavement, creating a prominent and highly visible frontage in the centre of Rothés. There is no external land or garden, but the building’s impressive façade and direct street access make it ideally suited for a variety of commercial or community uses. The interior extends to a generous 316 square metres and retains many original architectural features, offering a unique and atmospheric setting. The layout comprises a large open-plan area, a raised stage, several storerooms, and a gallery, providing flexible space that can be adapted to a range of requirements. High ceilings, period windows, and original detailing contribute to the building’s distinctive character, while its previous use as an antiques showroom and shop demonstrates its versatility and broad appeal.

This former church offers exceptional potential for a wide array of future uses, subject to the necessary planning permissions and statutory consents. Historic church buildings across the UK have been successfully repurposed as retail outlets, restaurants, cafés, galleries, offices, community hubs, and even residential dwellings. The open-plan nature of the main space, combined with the staged area and gallery, lends itself particularly well to uses such as an arts or performance venue, exhibition space, boutique retail showroom, or creative studio. Alternatively, the property could be transformed into office accommodation, a wellness centre, or a unique hospitality venue, capitalising on the building’s prominent location and architectural charm. For those seeking a more ambitious project, conversion to residential use—such as a dramatic single dwelling or apartments—may be possible, subject to the appropriate consents, offering the chance to create a truly one-of-a-kind home in the heart of Rothés.

In summary, 19 High Street, Rothés, represents an outstanding opportunity to acquire a distinctive and adaptable property in a vibrant Speyside community. With its rich history, original features, and flexible accommodation, this former church is ideally placed for a variety of commercial, community, or residential uses, offering both immediate utility and long-term development potential. Interested parties are encouraged to explore the possibilities and envision the next chapter for this remarkable building.



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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.