



CCL



- Prominent High Street Location
- 40 Cover Restaurant
- Well-Equipped Kitchen
- Turnkey Opportunity
- Substantial passing trade

Fresh is an exceptionally well-presented 40-cover café / bistro in a prominent ground floor position on Aberlour's busy High Street. The property provides a spacious open-plan restaurant with flexible seating, attractive servery and fully equipped commercial kitchen, plus customer WCs and useful store, laundry and boiler rooms. Sold fully equipped and furnished, it offers a genuine turnkey opportunity. Historically a successful licensed restaurant and café, Fresh benefits from strong local and tourist custom, while the new 90-plus home housing development further boosts the catchment, making it ideal for an owner-operator or as an investment to let.



T: 01343 610520



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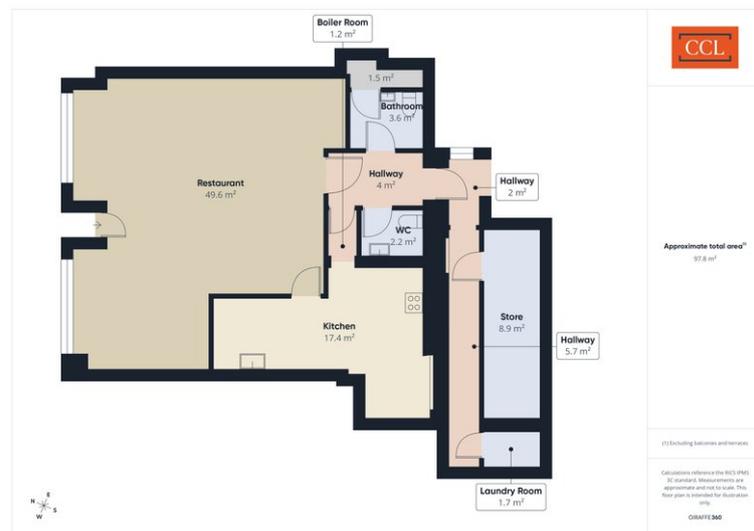
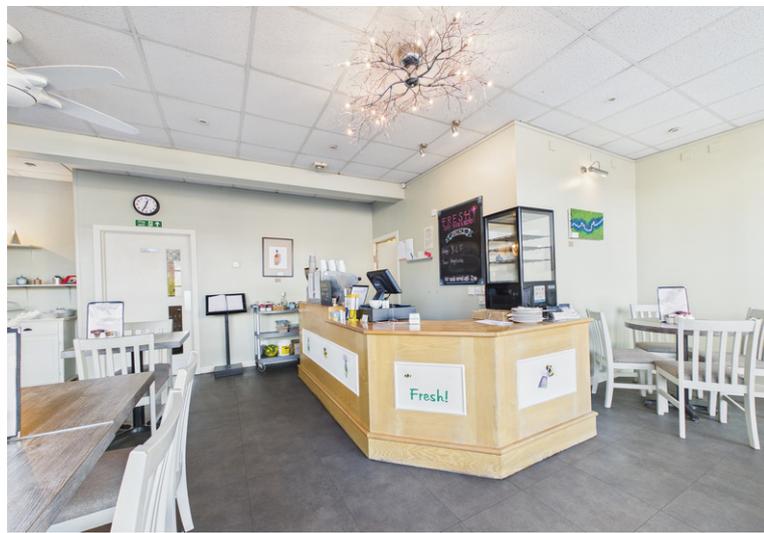
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Fresh, 121b High Street, Aberlour, Moray, AB38 9PB

Fresh is a beautifully presented 40-cover café / bistro occupying a prominent ground floor position on Aberlour's thriving High Street, right on the main A95 tourist route through Speyside. The village is a renowned stop on the Speyside Way and is home to Walkers Shortbread, with The Macallan Estate and distillery only a few miles away, drawing visitors year-round. Aberlour offers a good range of independent shops, cafes and everyday services, with Elgin, Moray's main commercial centre with a population of around 23,000, just 15 miles away for wider retail, leisure and transport links. Local schooling and community facilities are excellent and a major new housing scheme at Speyview will deliver around 90 new homes, significantly increasing the resident catchment and future footfall.

The property comprises a substantial ground floor unit within a traditional stone building fronting the High Street. Guests enter directly into a generous restaurant / café area currently laid out for approximately 40 covers, with flexible space capable of accommodating larger party bookings. A well-appointed servery and coffee counter lead through to a fully equipped commercial kitchen designed for efficient service. To the rear are customer WCs, ancillary hallway areas, and excellent storage including dedicated store and laundry rooms, plus a compact boiler room, all as shown on the floor plan.

Fresh is offered for sale fully equipped and furnished, presenting a genuine turnkey opportunity. The business has been exceptionally well maintained and historically traded as a very successful licensed restaurant and café, popular with both locals and visitors to Speyside. All trade fixtures, fittings and catering equipment are included, allowing an incoming operator to reopen quickly with minimal additional capital. Alternatively, the property offers an attractive investment prospect to be let to a tenant in a highly visible, established trading location on Aberlour High Street, benefiting from strong year-round local demand and growing residential development in the area.



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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.