



Shop premises to Let - 82 High Street, Forres, IV36 1NX

- Superb Location on Forres High Street
- Long Term Let Available
- Immediate entry
- Shop floor is approx. (Zone A) 48.50sqm + (Zone B) 21.50sqm
- £850.00 Per month / £9600 Per Annum
- EPC Rating Band "F"



Location

The property is located in a prime location on Forres High Street. This area is busy with pedestrian and vehicular traffic with a public car park just a few hundred metres away. The Forres Tolbooth is situated in front of the premises with the historical and infamous town clock providing a prominent position. Forres is a thriving town with a variety of national and local retailers, it proves to be a popular place to live and with a growing population of just over 16,000 making this an ideal business opportunity.

Retail Premises

The property is on the ground level and has a single entrance to the front with two large display windows either side. To the rear of the property there is a further emergency exit.

The main shop floor is open plan, was recently used by Ladbrokes so has wall mounted shelving and ample power supply to each wall. There are male and female toilets accessible from the front area. To the rear of the property there is a storage cupboard and access to the staff room, which has an area to worktop, cupboard storage, safe and wash hand basin. Door to W.C. Fire exit to the side lane.

Approx 70sqm in total to include all areas.

Utilities

The property has supplies of mains water and electricity. Heating is via a gas fired central heating system supplying radiators. The offices also have access to telephone and broadband at tenants expense.

Lease terms

On application. Long term lease available.

VAT

The rent quoted is exclusive of Vat.

Rateable Value

The property is entered in the current Valuation Roll as follows:

	Area (m2)	Rate (£/m2)	Value
Ground Floor Zone A	48.50	£113.73	£5516
Ground Floor Zone B	21.50	£56.65	£1218
Total	70.00		£6,734

Occupiers may be eligible for rates relief under the small business bonus scheme.

Entry

Upon conclusion of legalities.





Important Notice These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers/lessees and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice. All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. All measurements are approximate.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold/ Lease agreed or Withdrawn from the Market.

VIEWING AND FURTHER INFORMATION

By appointment via the sole letting agents Grampian Property Centre, 73 High Street, Forres, IV36 1AE. Contact 01309 696296. Email – info@gpc-forres.co.uk