

CLUNY ESTATE
AGENTS

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****REDUCED PRICE**REDUCED PRICE**REDUCED PRICE****

Chimes, 69-71 High Street,
Forres, IV36 1AE



We are delighted to offer this popular coffee shop/restaurant situated in a prime location in the centre of Forres High Street.

POPULAR COFFEE SHOP/RESTAURANT

PRIME TOWN CENTRE LOCATION

RECENTLY REFURBISHED

LARGE CELLAR & ATTIC

STORE

FLOOR AREA APPROX. 106.75 square metres (1149 sq. ft)

ALL FIXTURES & FITTINGS INCLUDED IN THE SALE

EPC RATING G

F115

Offers Over
£164,000

This is an excellent opportunity to purchase a well established family run coffee shop/ restaurant with a high annual turnover and located in a prime trading location in the centre of Forres High Street. The current owners have acquired an excellent, reliable client base of returning customers within the small local community and have obtained an enviable reputation for serving a host of delicious foods, snacks, sandwiches, home bakes and soups offering both a friendly and relaxed atmosphere, together with a professional service to the various surrounding businesses and general public. An internal viewing is highly recommended to fully appreciate the quality and extent of the premises.



The restaurant which has recently undergone refurbishment boasts two spacious and fully equipped food preparation areas and kitchen located to the rear together with a separate Gents/Ladies W.C. and a good sized serving/preparation area located off the main seating area. The restaurant is a large modern space with a bright, contemporary feel, housing glass display and refrigerated cabinets together with coffee machine, vinyl wood effect flooring and seating to accommodate up to 47 people. There is also a large cellar and attic which provide ample space for storage together with a stock/storage area to the rear. There are three large windows to the front providing a lovely outlook onto Forres High Street.



The property has recently had a new roof installed together with replacement velux windows. This is a superb opportunity to purchase a well established and thriving business located in an enviable location and an internal viewing is highly recommended.



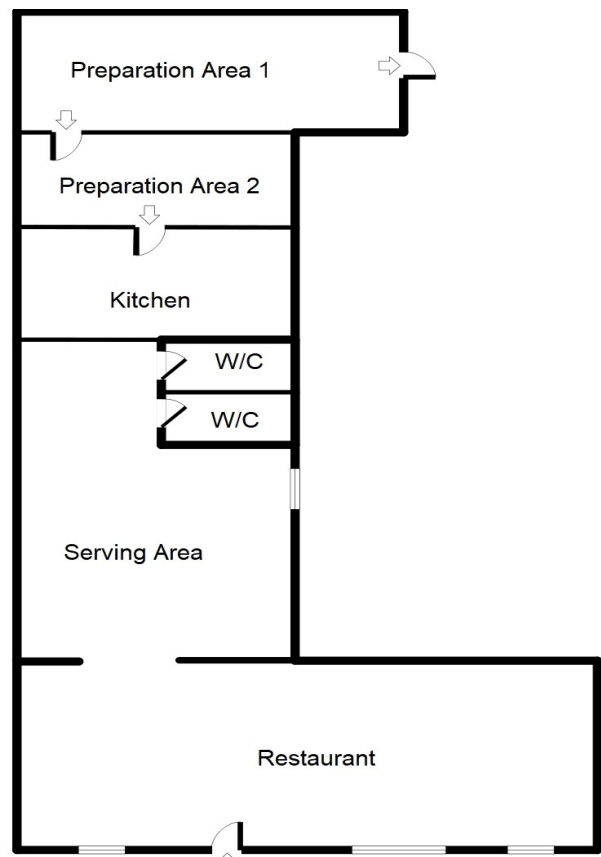
The business is to be sold as a going concern and all fixtures and fitting are included in the sale.



If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on 01309 673836

- Food Preparation Area 1: 3.43m x 2.16m (11'3" x 7'1")
- Food Preparation Area 2: 3.49m x 1.54m (11'5" x 5'1")
- Kitchen: 3.45m x 2.49m (11'4" x 8'2")
- Gents WC: 1.51m x 1.84m (4'11" x 6'0")
- Ladies WC: 1.74m x 1.72m (5'8" x 5'7")
- Serving Area: 6.93m x 1.68m (22'9" x 5'6")
- Restaurant: 9.68m x 4.52m (31'9" x 14'10")

Total Floor area approx. 106.75 square metres/1149 square feet.



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller or the agent.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.