

Bishopmill Service Station, Elgin

IV30 4LF



BUCCANNEER STORE

ELGIN

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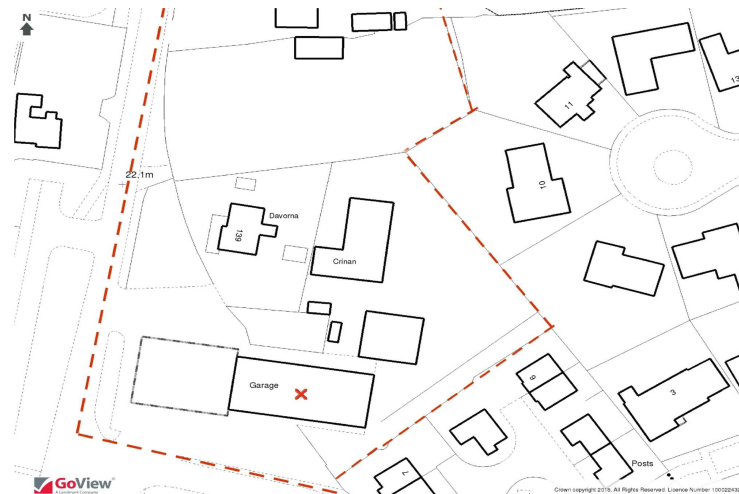
- 2.13 acre development site
- Petrol forecourt
- Mini supermarket
- Car wash
- Strategic location
- Offers Over £2.5m
- Ideal supermarket site
- Freehold

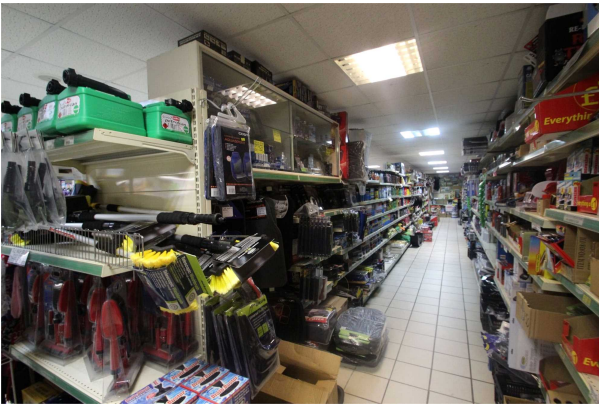
CCL are delighted to bring to market a development site in the popular Bishopmill area of Elgin. The site currently has a very successful service station (with petrol forecourt and mini supermarket) and also includes a large warehouse and 2 detached houses. In addition, the site has lapsed planning permission for 12 flats in a 3 pavilion format.

Situation

The property is ideally located in the popular Bishopmill area of Elgin. A prime suburban trading location surrounded by high density residential dwellings, schools and other local amenities, providing good volumes of traffic and pedestrian flow. The site benefits from excellent free parking facilities and enjoys a prominent main road position on the A941 with direct links to Lossiemouth, Elgin city centre and the A96. The surrounding area is enjoying much growth with a number of residential developments having been scheduled for construction over the next 20 years. The addition of a further 2000+ houses to the immediate vicinity will undoubtedly increase trade; not only by the introduction of new families moving to the area but also from the constant flow of contractors and other construction workers.

The thriving market town of Elgin is regarded as the commercial and administrative capital of Moray; home to a vast array of amenities and facilities including Moray College UHI, two secondary schools, and a number of retail, sport and leisure facilities. It is situated approx. 36miles east of Inverness and 64miles west of Aberdeen with good transport links via the A96 trunk route and rail links to Inverness and Aberdeen and their respective airports.





Property

The property comprises a self-service petrol filling station with large forecourt shop, retail forecourt and valeting facilities located on site. The forecourt is laid out on a small square layout with four multi product pump dispensers set on concrete pump islands finished with tiled pulp and steel ban.

The forecourt is served by a large retail unit constructed with brick/block set beneath a pitched roof overlaid with concrete interlocking tiles. The building incorporates a large aluminium framed and glazed frontage set behind a manual roller shutter.

Internally, the shop is finished to a reasonably modern standard. Floors are tiled, whilst walls are generally laid out with proprietary signage and chilled display units whilst ceilings are of a suspended construction incorporating inset diffused fluorescent lighting.

In addition to the retail space, the building encompasses a large store room, staff toilet, manager's office, tea preparation area and general office which are finished to a basic standard with solid flooring and plasterboard lined and painted facing block walls with suspended ceilings throughout.

The property is alarmed, has CCTV fitted and secure roller shutters and doors to protect the business when closed.

Business

The business is a very well-known and respected local brand that is ready for expansion. They currently operate under the Jet brand under a Plats plus contract. The business is open from 7am to 10pm Monday to Saturday and from 8am to 10pm on Sunday. As a leading local independent retailer, the supermarket stocks all major brands of fresh, frozen and ambient products. They also have a licence to sell tobacco and alcohol products. National Lottery and Pay Point are also installed.

There are four double skin steel compartmentalised tanks on site. Fuel dispensing equipment is by Gilbraco-Euroline via four multi product dispensers. Annual fuel sales are in the region of £1m litres per year. Grocery sales are in the region of £1.25m per annum.

The premises could easily be expanded to form a modern supermarket.

Ground Floor

Trading Figures

The business is being sold as a going concern and full trading figures will be released after formal viewing has taken place.

Price

Offers over £2,500,000 are sought for the freehold interest and goodwill of the business along with all fixtures and fittings. Stock will be in addition at valuation.

Tenure

Scottish equivalent of Leasehold.

