



3 Tolbooth Street Forres, IV36 1PH

- Fantastic opportunity to purchase a well-known town venue
- Located in the stunning town of Forres, popular with locals and tourists
- Well fitted and ready to open
- Good size bar plus 55 cover restaurant
- Fully fitted commercial kitchen

SITUATION

Located in the town of Forres, the property is situated 26 miles from the Highland Capital of Inverness. Forres has many local attractions, including being on the World Famous Whisky Trail and Fishing, Sailing, Shooting, Water sports, Cycling, Golf, Horse Riding and the white sand beaches at Findhorn only 5 miles away. The town has a population of approximately 12,000 and is growing faster than elsewhere in the area. It has excellent rail and bus services linking to Inverness, Elgin and Aberdeen. The area also benefits from the proximity of the Army barracks at Kinloss and RAF Lossiemouth. The area is extremely popular with tourists and claims to have its own microclimate.

The Newmarket Bar sits in a prominent location in the town centre on Tollbooth Road, just off the High Street.

The location of the property is shown on the appended plan.

THE PROPERTY

The Newmarket Bar and Kristoff's occupy the ground and first floor of a traditional stone property, which looks to have once been a granary, all under a pitched and slate-covered roof. The property occupies the end terrace of a small parade.

The unit comprises a good size bar, restaurant, fitted kitchen and ladies and gents toilets. The property is fitted to a high standard and is virtually ready for an operator to open.

Internal viewing recommended to be fully appreciated.

ACCOMMODATION SUMMARY

- Bar Area — 40 covers (Ground Floor)
- Restaurant Area — 55 Covers (First Floor)
- Commercial Kitchen (First Floor)
- 2 sets of Gents and Ladies WC as well as a Disabled WC
- Bar Cellar (Basement)

TRADE

The previous operators were tenants, and unfortunately, no trading info is available.

We believe the site would suit a variety of cuisines and menu styles. The public bar was historically very well regarded and popular with the locals. The site would suit both an experienced as well as a first time operator.

LICENCE

The premises benefit from a Premises Licence.

SERVICES

Mains drainage, gas, electricity and water are all connected to the property.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The Energy Rating is available upon request.







RATES

We are advised that the Rateable Value is £14,000.

PRICE

Offers over £250,000 invited for the trade fixtures, fittings and equipment together with the heritable interest in the property.

FINANCE/BUSINESS MORTGAGES

Graham + Sibbald are in regular contact with the specialists involved in financing business and property purchases in Scotland and we would be happy to assist with introductions if required.

VIEWING

Strictly by appointment only to be made through Graham + Sibbald. No approach to be made to the property.

OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald
233 St Vincent Street,
Glasgow, G2 5QY
Email — LT@g-s.co.uk

For any queries or to arrange a viewing, please contact —



Martin Sutherland

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