

COMMERCIAL PROPERTY PORTFOLIO

VARIS WYND, HIGH STREET, FORRES, IV36 1GH

THE PORTFOLIO



McEwan Fraser Legal is delighted to present to the market an exciting opportunity to acquire an established, self catering holiday business located in the heart of Forres a popular Scottish town situated on the Moray coast.

The portfolio consists of a stylish block of eight self contained properties ranging from one bedroom to three bedroom apartments a retail unit which is currently configured as an on site laundry to support the operation of the apartments and a car park suitable for up to eight vehicles with planning permission to add EV charging points to increase the revenue of the business.

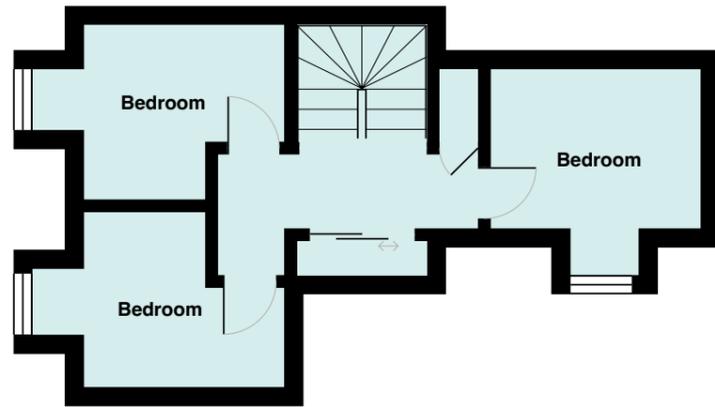
The accommodation is well equipped offering spacious and modern apartments for guests to enjoy their stay. The apartments are rated 10/10 on Expedia.com and benefit from repeat guest business, contractor business and visitors to the area. Each apartment has a modern fitted kitchen, lounge, spacious bedrooms and modern shower/bath rooms and offer everything required for a fantastic guest experience making this opportunity a true 'turn key' investment.



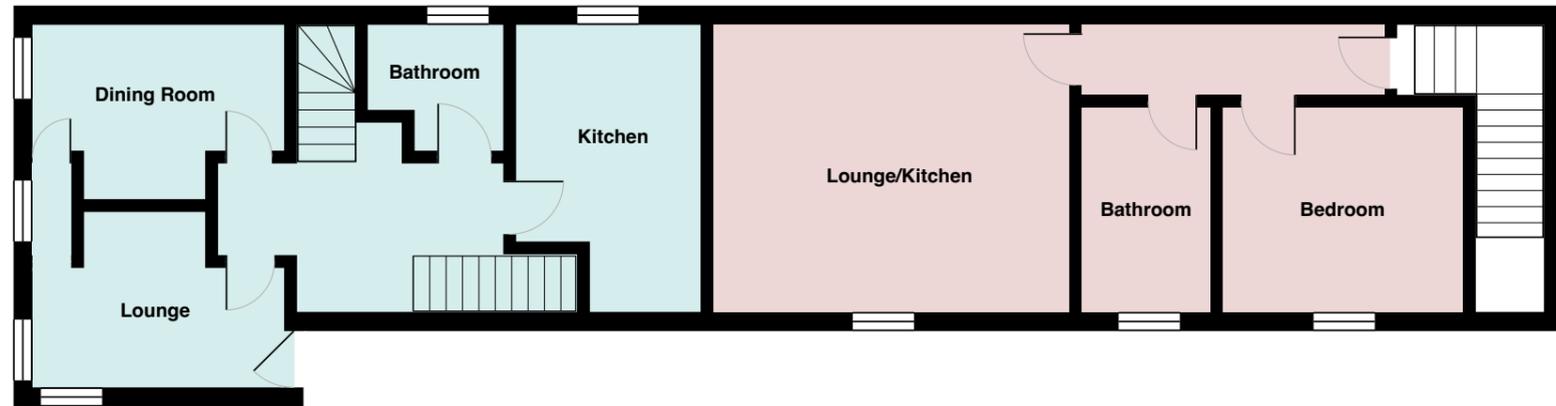
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Services - Mains gas, electricity, water and drainage
 Tenure - Freehold
 Accounts - Will be made available following a formal viewing appointment



APPROXIMATE DIMENSIONS
 (Taken from the widest point)

SHOP

Shop	6.30m X 4.93m
Kitchen	2.4m X 1.90m
Toilet	2.0m X 1.19m
Office	3.5m X 2.0m
Store	2.0m X 1.3m

APPARTMENT 1

Lounge	5m X 4.5m
Balcony	4.2m X 2.1m
Dining Room	4.8m X 4.0m
Bathroom	2.0m X 2.95m
Kitchen	4.0m X 4.45m
Front Left Bedroom	4.3m X 3.5m
Front Right Bedroom	4.3m X 3.5m
Rear Bedroom	4.1m X 3.6m

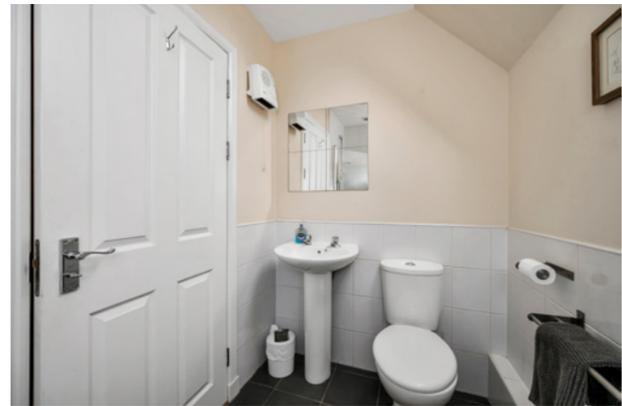
APPARTMENT 2

Lounge/Kitchen	6.5m X 4.2m
Double Bedroom	2.2m X 4.3m
Single Bedroom	1.95m X 3.2m
Shower Room	2.1m X 1.7m

APPARTMENT 3

Lounge/Kitchen	4.8m X 4.2m
Bedroom	3.2m X 3.0m
Bathroom	3.2m X 1.95m

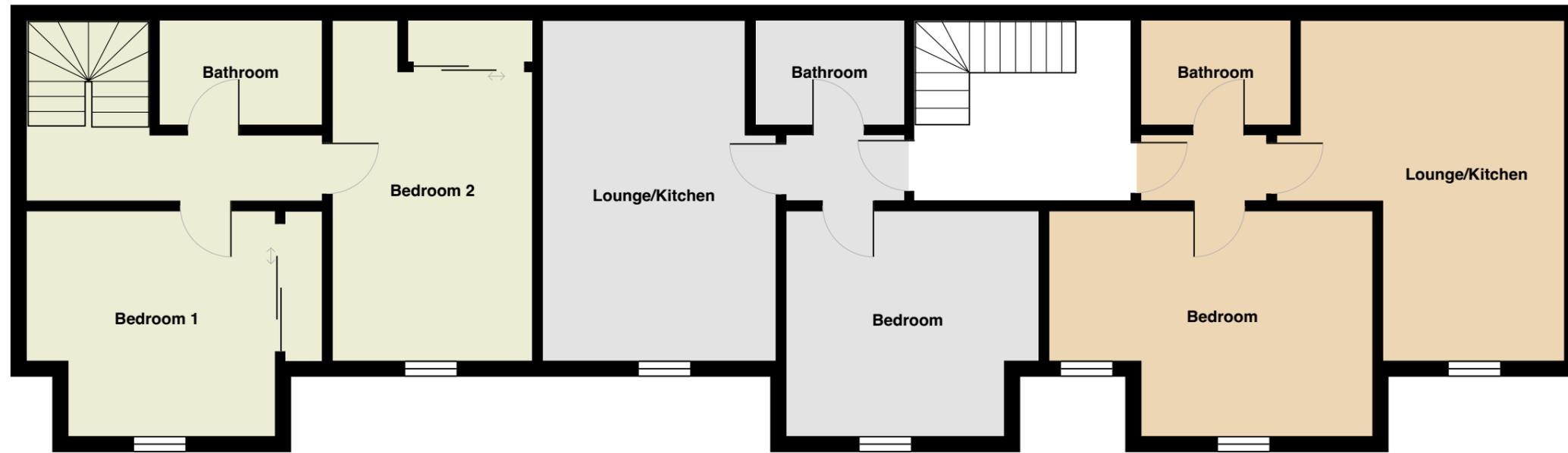




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APPARTMENT 4

Lounge	4.4m X 3.3m
Kitchen	3.2m X 2.6m
Bedroom 1	3.6m X 3.3m
Bedroom 2	3.8m X 2.9m
Bathroom	2.4m X 1.5m
WC	1.9m X 1.5m

APPARTMENT 5

Lounge/Kitchen	4.4m X 3.4m
Bedroom	3.7m X 3.1m
Bathroom	2.2m X 1.5m

APPARTMENT 6

Lounge/Kitchen	4.4m X 4.2m
Bedroom	3.2m X 3.1m
Bathroom	2.2m X 1.5m

APPARTMENT 7

Lounge/Kitchen	3.8m X 3.4m
Bedroom	3.7m X 3.1m
Bathroom	2.2m X 1.5m

APPARTMENT 8

Lounge/Kitchen	4.4m X 3.8m
Bedroom	4.8m X 3.1m
Bathroom	2.2m X 1.5m



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The Location

The attractive town of Forres is situated on the Moray coast, approximately 25 miles East of Inverness on the A96 trunk route which also connects to Aberdeen. The population of Forres is around 12,000 inhabitants. Varis Apartments are located in the heart of the town offering easy access to all local amenities including a multitude of shops, cafes, pubs, restaurants and a large Supermarket superstore, there is also a modernised railway station with regular services to Inverness, Elgin, Aberdeen and a recently added Inverness Airport station which will get you to the Airport in around 21 minutes. Anderson Primary School and Forres Academy are both within walking distance.

There are few areas of Scotland that offer such a wide range of attractions steeped in historical



interest as Moray and the Moray Coast is varied and breathtaking. Forres has been a winner of Britain in Bloom award on numerous occasions and even makes an appearance in Shakespeare's Macbeth.

Inverness Airport is 20 miles away and enjoys excellent air links to many UK and International destinations. Moray is also home to no fewer than fifty-one malt whisky distilleries, many of which are open to visitors. Forres itself has two distilleries, the Benromach and the Dallas Dhu, and are included in the Scottish Whisky Trail. One hour to the South of Forres, the Cairngorm Mountains offer mountain biking, walking, skiing and snowboarding to suit all abilities.



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