





**1 Bogton Place,
Forres,
IV36 IEP**


A ground floor retail unit with a prominent roadside location within the town of Forres.

hspc OFFERS OVER £90,000
HSPC Reference: 58538

 The Property Shop, 47 Church Street,
Inverness

 property@munronoble.com

 01463 22 55 33

 01463 22 51 65

Property Overview



Commercial



2 WC



None

Side view



Property Description

This sale presents the opportunity to purchase a ground floor retail unit that has been subdivided to comprise a main retail area, a store/office, a kitchenette and two WC's. In addition to this there is also basement storage and an external garage/store. The unit has a prominent roadside location on the corner of Bogton Place and Nairn Road within the town of Forres, approximately 12 miles West of Elgin. It has been measured on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition) at 142.15 sq m (1,530 sq ft) and the external garage/store extends on a gross internal area basis to 18.9 sq m (203 sq ft). It is assumed that it benefits from Class I use consent but it could also hold possible residential redevelopment potential subject to the relevant permission warrants and permissions being granted by the local authority. It has mains water, electricity and drainage, is single glazed and currently has no fixed heating system.

Services

Mains water, electricity and drainage

Heating

No fixed heating system.

Glazing

Single glazed windows throughout.

Viewing

Strictly by appointment via Munro & Noble Property Shop
- Telephone 01463 22 55 33.

Entry

By mutual agreement.

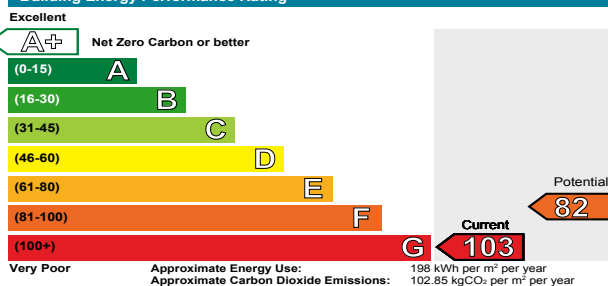
Energy Performance Certificate Scotland

Non-Domestic buildings and buildings other than dwellings

1 BOGTON PLACE, NAIRN ROAD, FORRES IV36 1EP

Date of assessment:	03 October 2020	Reference Number:	2110-3830-4100-0490-7405
Date of certificate:	14 October 2020	Building type:	Retail/Financial
Total conditioned area:	150.29m ²	Assessment Software:	EPCgen, v5.6.a.1
Primary energy indicator:	608 kWh/m ² /yr	Approved Organisation:	Elmhurst Energy Systems

Building Energy Performance Rating



The building energy performance rating is a measure of the effect of a building on the environment in terms of carbon dioxide (CO₂) emissions. The better the rating, the less impact on the environment. The current rating is based upon an assessor's survey of the building. The potential rating shows the effect of undertaking all of the recommended measures listed below. The Recommendations Report which accompanies this certificate explains how this rating is calculated and gives further information on the performance of this building and how to improve it.

Benchmark

A building of this type built to current building regulations at the date of issue of this certificate would have a building energy performance rating of: **B 26**

Recommendations for the cost-effective improvement of energy performance

1. Consider replacing T8 lamps with retrofit T5 conversion kit.
2. Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.
3. Add optimum start/stop to the heating system.

There are additional improvement measures applicable to this building. Refer to the Recommendations Report.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE BUILDING AND NOT BE REMOVED UNLESS REPLACED WITH AN UPDATED CERTIFICATE.

DETAILS: Further details from Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR. Telephone 01463 225533

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 47 Church Street, Inverness IV1 1DR.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

