

FORFAR

PHOTO CENTRE

177 EAST HIGH STREET, FORFAR, ANGUS, DD8 2HH

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MCEWAN FRASER LEGAL IS DELIGHTED TO PRESENT TO THE MARKET FORFAR PHOTO CENTRE, A WELL-ESTABLISHED AND POPULAR BUSINESS.

The business is located within a ground-floor retail unit on East High Street in Forfar and is operated on a daily basis by the current owner who has successfully grown the business over the last 10 years. Forfar Photo Centre offers a wide range of products and services including photo printing, frames, canvas printing, ID photographs, a selection of gifts, photo shoots etc. Offering an online and in-store service.

The business is offered to the market on a freehold basis and is located in a prominent position on East High Street within Forfar. The property is accessed from the street through a glazed door directly into the main retail area which is used to display a wide range of products and has two self-service photographs printing machines. To the front of the shop is a good-sized window offering excellent space for window displays and to the rear is the serving counter, workshop and WC. The business would make an excellent owner-operated lifestyle business however is also profitable enough to employ staff to help with the day-to-day running.

Tenure: Freehold

Accounts: Available on request following a formal viewing

Services: Mains gas and electricity, mains water and drainage.

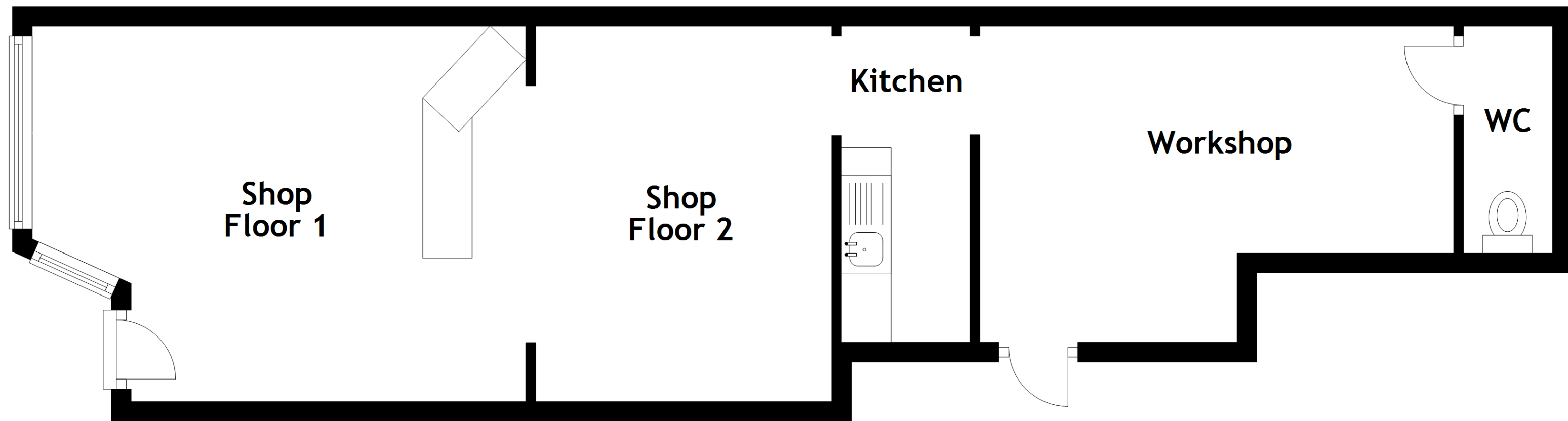




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Floor Plan & Dimensions

Approximate Dimensions
(Taken from the widest point)

Shop Floor 1	5.00m (16'5") x 3.80m (12'6")
Shop Floor 2	3.80m (12'6") x 3.00m (9'10")
Kitchen	3.20m (10'6") x 1.30m (4'3")
Workshop	4.80m (15'9") x 3.20m (10'6")
WC	2.30m (7'6") x 0.90m (2'11")

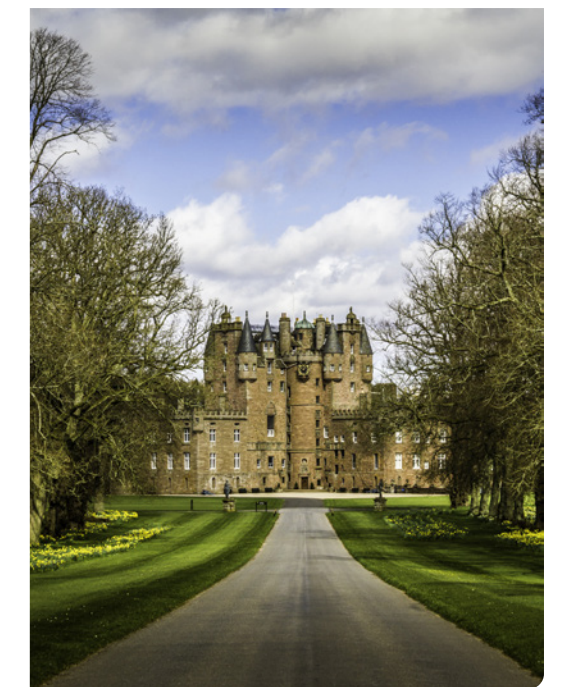
LOCATION

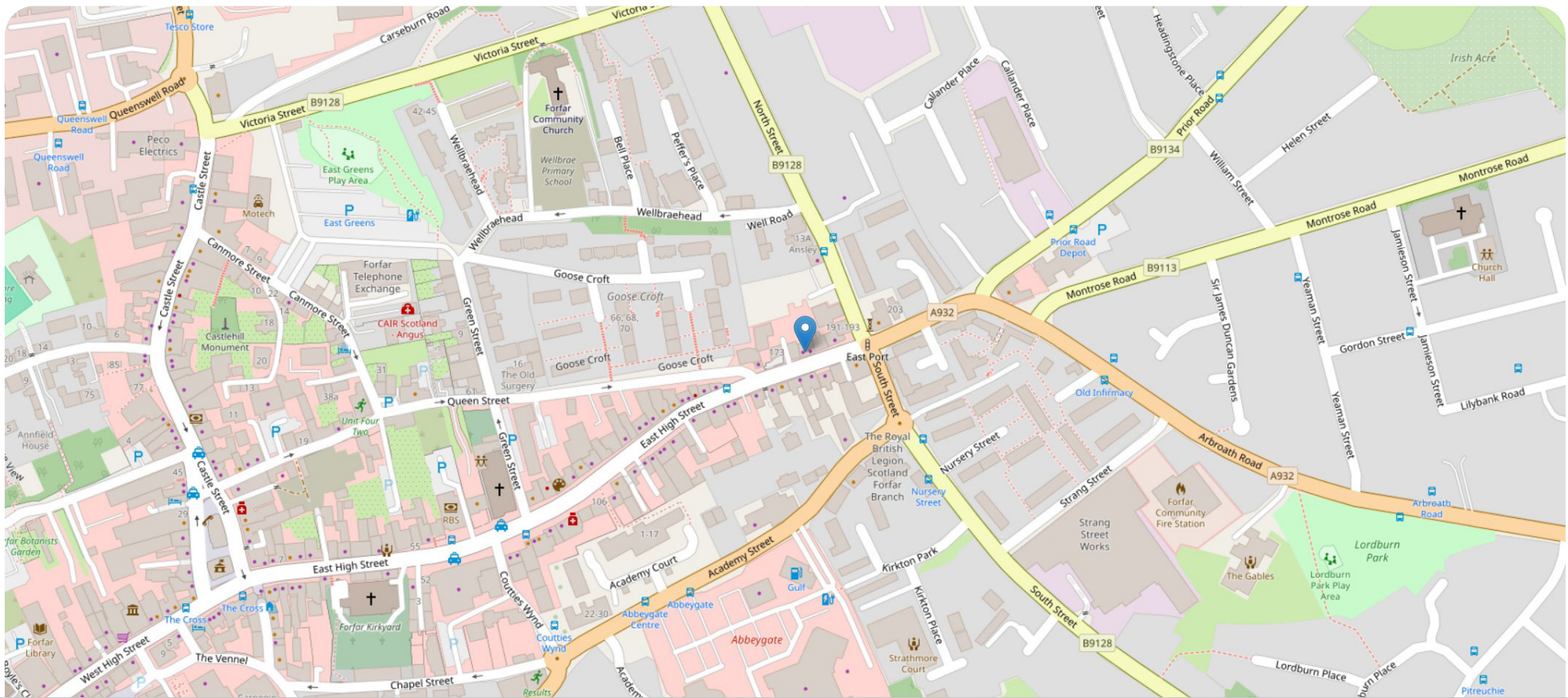
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FORFAR IS A POPULAR AND VIBRANT TOWN WITH ALL THE AMENITIES YOU NEED CLOSE TO HAND, WITH LEADING SUPERMARKETS, PRIMARY SCHOOLS, AND FORFAR ACADEMY.

Restaurants, bars, sports facilities, golf club, walks around Forfar Loch and Rescobie Loch, medical centres and a hospital. The town has a monthly farmer's market throughout the year. Other places of interest in Forfar are the Meffan Gallery and Museum, Murton Farm nature reserve and just 10 minutes by car to Glamis Castle.

Surrounded by some truly spectacular Angus countryside and coastline, the town is very well situated for the outdoor enthusiast with many activities available in the area, especially golf with the famous historic links at Montrose, the Championship Course at Carnoustie (which hosts the British Open), Edzell, Forfar and Stonehaven nearby.





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