

Lease Available

Prominent Retail Premises

79-83 High Street, Elgin, IV30 1EA

Location

Elgin is an attractive market town located in the north east of Scotland in the district of Moray. The town is approximately 40 miles east of Inverness and 65 miles north west of Aberdeen and is expanding rapidly with new homes under construction around the towns north and east boundaries. Elgin has a large rural catchment area and benefits from close proximity to the Malt Whisky Trail, which attracts large numbers of tourists to the area.

More specifically the premises are located on the north side of the High Street in the block bounded by Lossie Wynd to the east and North Street to the west. Nearby occupiers include Costa, Walkers Shortbread, Game, Vaporized, Santander, Timpson, Farmfoods and TUI Travel Agents.

Description

The premises are arranged over the ground, first and second floors of a traditional building under a pitched and slated roof. Internally the ground floor consists of a large open plan sales floor with a double frontage onto the High Street. At the rear is a stock room with loading access from the rear yard. The first floor provides a staff room, W.C. facilities and stock room, with additional storage space on the second floor.

Accommodation

The main dimensions and net internal areas are as follows:

Gross Frontage	55 ft 6 ins	16.15 m
Net Frontage	52 ft 9 ins	16.95 m
Ground Floor	5,990 sq ft	556.69 sq m
First Floor	1,167 sq ft	108.46 sq m
Second Floor	749 sq ft	69.61 sq m

Rating

The premises are entered into the 2017 Valuation Roll as follows:

Rateable Value	£73,500
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.506

Planning

The property currently benefits from Class 1 (Retail) Consent under the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Rent

Offers in excess of £65,000 per annum exclusive are invited.



Lease Terms

The premises are held on a Full Repairing and Insuring lease that expires on 27th August 2020.

Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction. For the avoidance of doubt, the incoming tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.

Entry

By agreement.

Energy Performance Certificate

EPC Rating = D

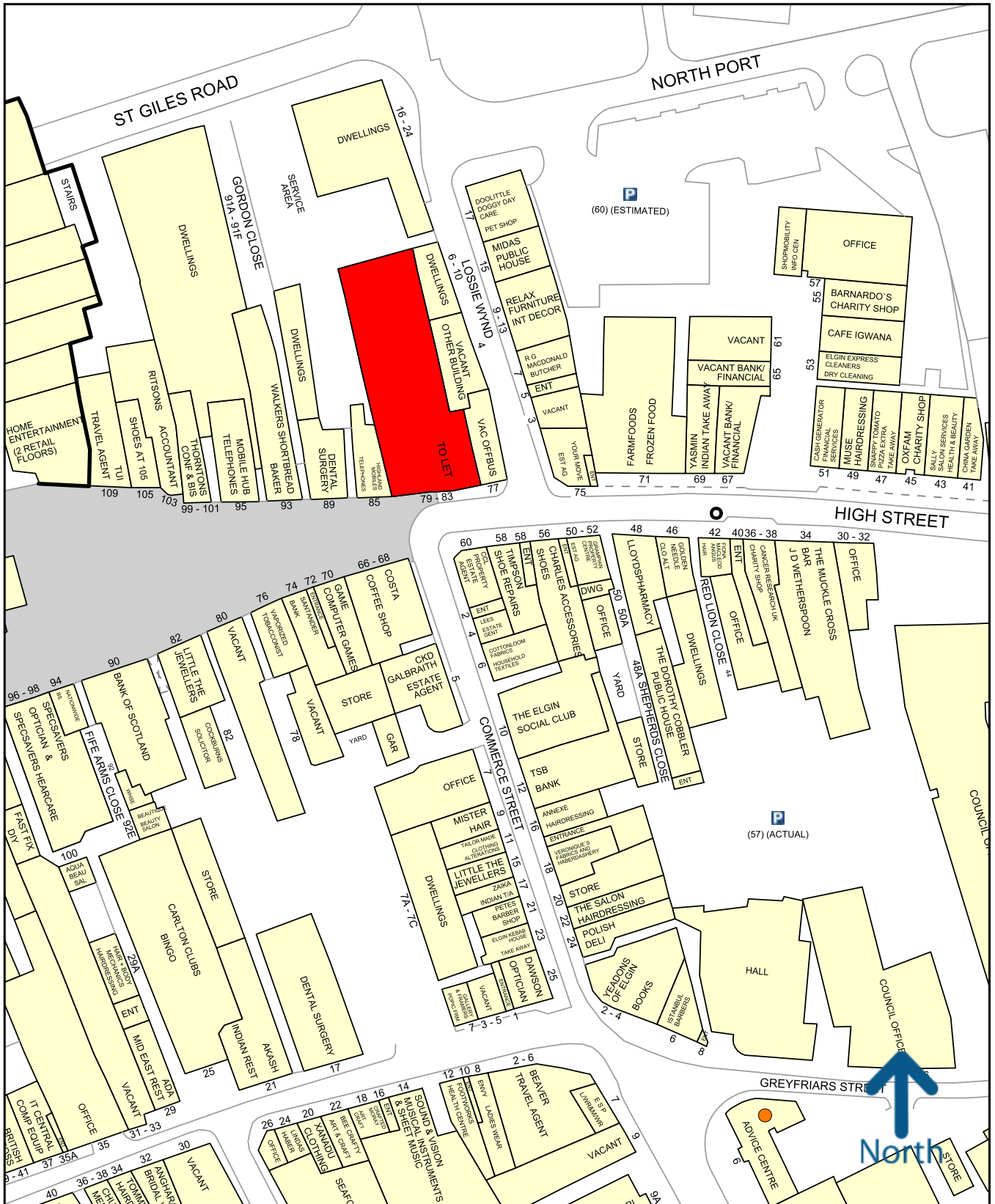
A copy of the EPC and Recommendation Report can be provided on request.

Viewing and Further Information

Strictly by appointment through the sole letting agent:

Chris Thornton
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0131 243 9617

James Godfrey
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November 2018

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