

# To Let

## Retail Premises

*101 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. Elgin benefits from a large rural catchment and is expanding with new homes around both the north and east boundaries.

More specifically the premises are prominently located on the north side of the High Street in the block bounded by North Street to the west and Lossie Wynd to the east. Nearby occupiers include TUI, Walkers, Costa, Vaporized, W H Smith, Mobile Hub, Bank of Scotland and Specsavers.

### Description

The premises are arranged over the ground and basement floors of a three storey and attic building under a pitched and slated roof. Internally the ground floor consists of a front sales floor with WC at the rear. The basement provides a staff room and storage space.

### Accommodation

The main dimensions and net internal areas are as follows:

Gross Frontage	25 ft 1 ins	7.65 m
Net Frontage	21 ft 4 ins	6.53 m

Ground Floor	425 sq ft	39.46 sq m
Basement	274 sq ft	25.51 sq m

### Rating

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

Rateable Value	£12,250
Commercial Rate Poundage (exclusive of water and sewerage rates)	£0.48

The premises qualifies for 100% small business rates relief.

### 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 £12,000 per annum exclusive are invited.



### Lease Terms

The premises are available on the basis of a new full repairing and insuring lease for a minimum terms of 10 years subject to 5 yearly upward only rent reviews.

### 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

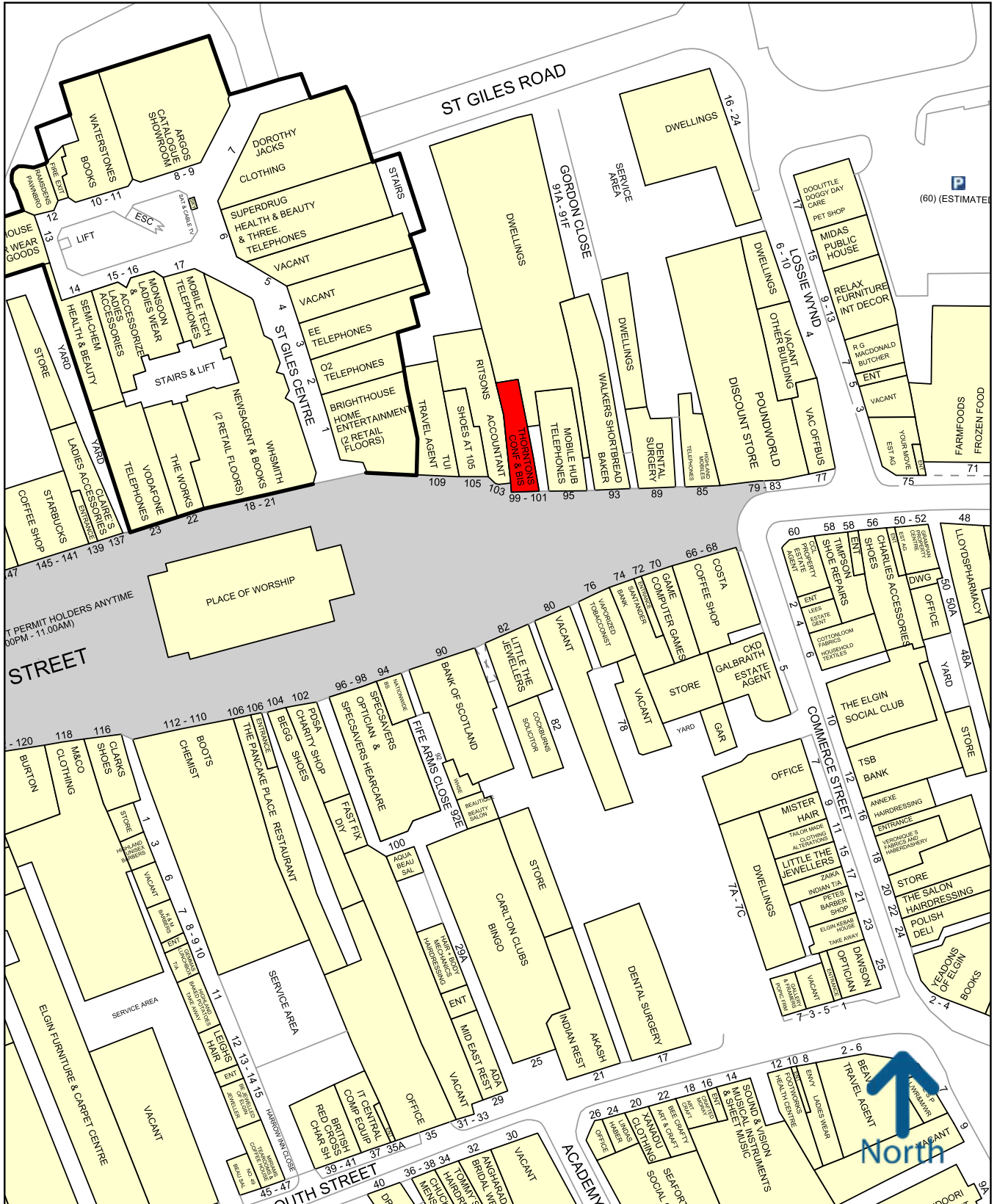
EPC Rating = G

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  
chris@culverwell.co.uk  
0131 243 9617



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