

OFFICE

- > FIRST FLOOR OFFICES
- > TOTAL FLOOR AREA: 184.43 M² (1,985 FT²)
- > SPACE AVAILABLE FROM 89 FT² TO 1,985 FT²
- > CLOSE TO ELGIN TOWN CENTRE
- > FLEXIBLE LEASE TERMS
- > QUALIFIES FOR 100% RATES RELIEF
- > RENT: £10,000 PER ANNUM

TO LET

250 – 258 HIGH STREET, ELGIN, IV30 1AA

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LOCATION

Elgin is situated approximately 66 miles northwest of Aberdeen and 39 miles southeast of Inverness. Within the Moray Council area, Elgin is the main administrative, business and service centre with Forres, Buckie, Lossiemouth and Keith being classified as secondary settlements. The main A96 trunk road connecting Inverness to Aberdeen runs through Elgin and the town benefits from regular rail and bus services operating daily.

Elgin is popular tourist destination. It houses the HQ offices of Moray Council and is the main retail, food and drink, education, healthcare, textile, distilling and general service sector for the region. The town lies in the heart of the world famous Speyside Whisky country and enjoys easy accessibility to the Cairngorm National Park.

The subjects are prominently positioned above a Royal Mail sorting office fronting the main A96 trunk road at the western end of Elgin High Street with views across to Lady Hill opposite. The surrounding area comprises a mix of office, guest house and residential uses.

DESCRIPTION

The subjects comprise cellular offices at first floor level forming part of a wider building operated as a Royal Mail sorting office. Access is provided at ground floor level via a staircase leading to the first floor offices.

Internally the accommodation provides 7 cellular offices plus kitchen, staff rooms and toilet facilities. The offices benefit from large windows providing a high level of natural light, wall mounted radiators and fluorescent lighting.

FLOOR AREA

ACCOMMODATION	M ²	FT ²
FIRST FLOOR	184.43	1,985

RATEABLE VALUE

The whole property has an NAV/RV of: £14,750. The space currently qualifies for 100% rates relief in terms of the Small Business Bonus Scheme.

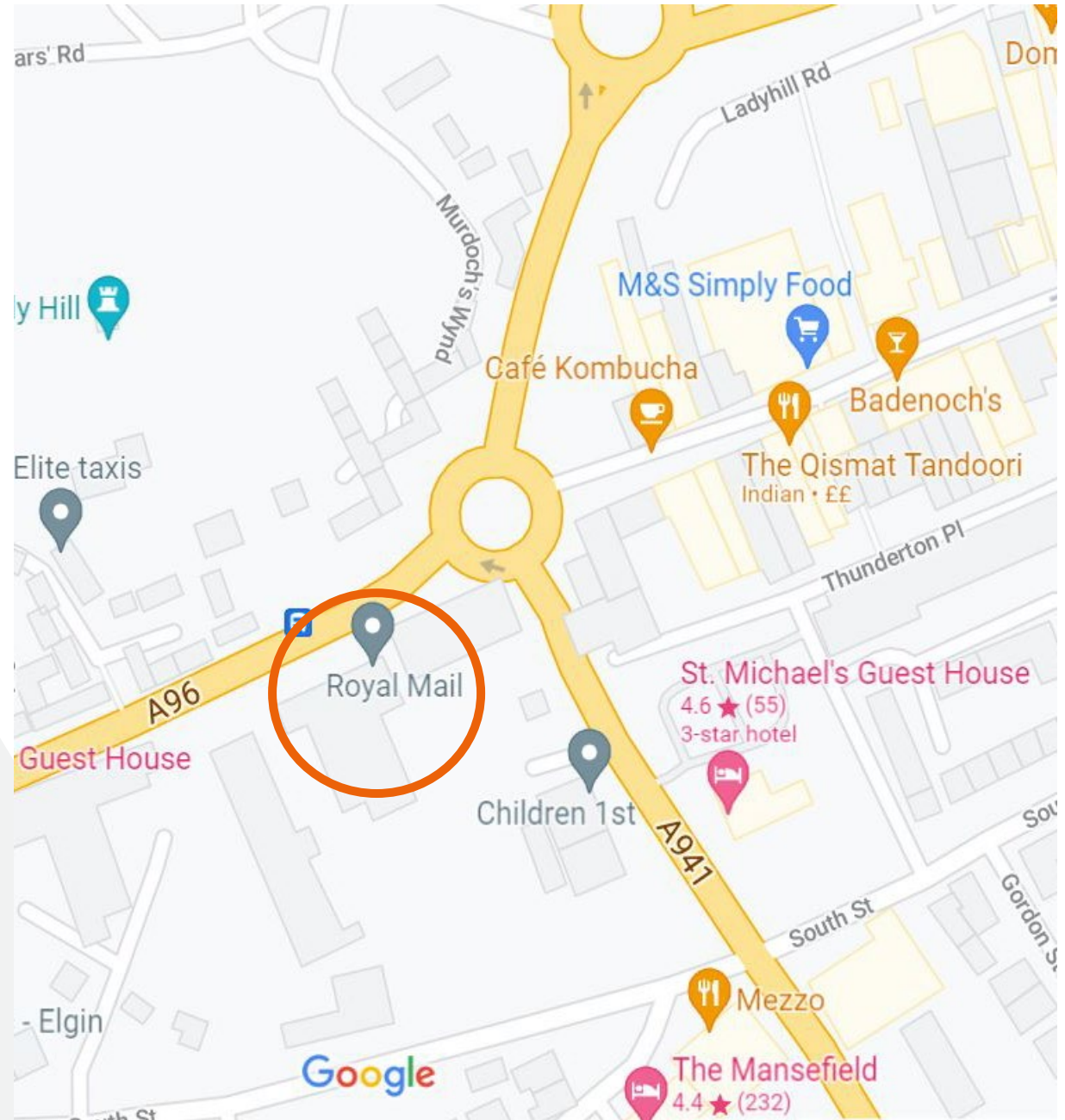
In the event individual rooms are let separately these will require to be assessed for rating purposes on occupation.

SCHEDULE OF AVAILABILITY

The whole first floor extending to a total floor area of approximately 184.43 m² (1,985 ft²) is available as a whole.

Alternatively individual rooms or a combination of rooms can be let separately. Approximate room sizes available and rentals sought are detailed within the table below:-

OFFICE NO:	FLOOR AREA		RENT PER ANNUM	AVAILABILITY
OFFICE 1	25.94 m ²	279 ft ²	£2,100	TO LET
OFFICE 2	24.43 m ²	263 ft ²	£2,000	TO LET
OFFICE 3	17.21 m ²	185 ft ²	£1,400	TO LET
OFFICE 4	25.70 m ²	277 ft ²	£2,100	TO LET
OFFICE 5	8.24 m ²	89 ft ²	£800	TO LET
OFFICE 6	17.18 m ²	185 ft ²	£1,400	TO LET
OFFICE 7	17.18 m ²	185 ft ²	£1,400	TO LET



PLANNING

Class 4 (Business) Consent is currently in place. The property may be suitable for other uses subject to securing the appropriate planning consent. Please discuss any proposals with the marketing agent.

EPC

The property has an EPC Rating of: "E".

The Energy Performance Certificate and Recommendations Report are available on request.

SERVICE CHARGE

A proportionate share of the cost for maintaining and repairing the common areas of the property will apply. Details can be provided to seriously interested parties on request.

VAT

VAT will apply to any transaction

LEASE

The first floor is available "To Let" as a whole on new FRI lease terms for a period to be agreed. A rental of £10,000 per annum, exclusive of VAT is sought..

Alternatively rooms are available separately as per that detailed within our availability schedule on page 2.

For further information please contact the marketing agents.

COSTS

Each party will bear their own legal costs. The incoming tenant will be liable for any LBTT, Registration Dues and VAT thereon.





For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors Mulberry House, 39-41 Harbour Road, Inverness, IV1 1UA Tel: 01463 712239
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