

NEW BUILD COMMERCIAL UNITS - CAFÉ/RESTAURANT/ RETAIL/COLD FOOD TAKEAWAY



AVAILABLE SPRING/SUMMER 2024

4 NEW BUILD COMMERCIAL UNITS • FROM 1,098 FT² TO 6,211 FT²
SALE PRICES FROM: £175,000, EXCLUSIVE OF VAT
SET WITHIN FINDRASSIE MASTERPLAN NEIGHBOURHOOD • ON SITE CAR PARKING
EASY CONNECTION TO A941 AND A96 TRUNK ROAD

FOR SALE



4 NEW BUILD COMMERCIAL UNITS, FINDRASSIE, ELGIN, IV30 4PR

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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 (approximately 4 miles distant) and Keith being classified as secondary settlements. The town is accessed by the A96 trunk road which runs between Aberdeen and Inverness. There is also a railway line between those two cities. Elgin has a population of approximately 23,128 (2011 Census) and is the regional town for Moray, population 92,910 (2012 NRS).

As the administrative centre of Moray, Elgin houses the HQ offices of Moray Council. Elgin is also the regional retailing centre and an important centre for education, tourism, agricultural industries, the general service sector, healthcare, food & drink and the textile and distilling industries. Moray is reported to have one of the lowest rates of unemployment in Scotland.

The development benefits from being situated on the northern periphery of Elgin approximately 1 mile from the city centre and enjoys easy access to the (A941) Elgin to Lossiemouth thoroughfare as well as the main A96 trunk road. The subjects will provide commercial amenity and facilities within a large-scale residential development at Findrassie, which is a major land release allocated for housing. The Masterplan covers a total area of approx. 112 Hectares which includes 100 Hectares of housing land.

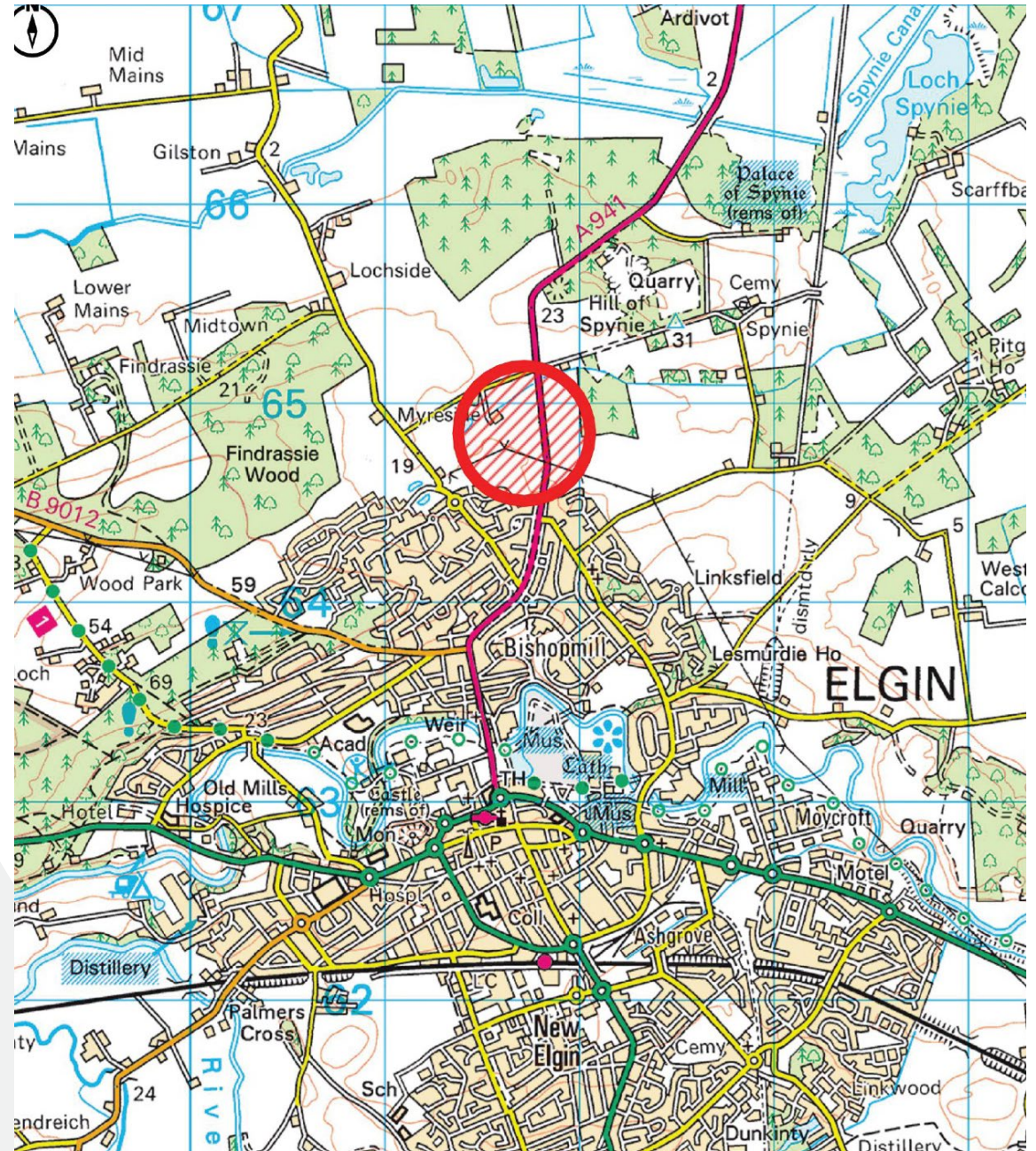
DESCRIPTION

On completion of construction, which is targeted for Spring/Summer 2024, the subjects will comprise four commercial units located across the ground floor of a 3-storey building which will provide residential units over the upper floors. The building will be set within the larger residential development forming part of the Findrassie Masterplan.

The building will be L-shaped of steel frame and concrete block construction. The roof will be pitched and clad with reconstituted slate. The external elevations will be finished largely with regency buff cast stone and smooth wet dash white render. The commercial units will have the benefit of large glazed grey framed display frontages with fascia signage above.

Internally, the units will provide clear span accommodation and will be finished to a 'developer's shell' specification including concrete floors with servicing tails and pop ups for utility connections, ready for incoming occupiers to undertake their own fit-outs.

Common on-site car parking including disabled spaces will be provided along with cycle stances and a turning area.



North Elevation



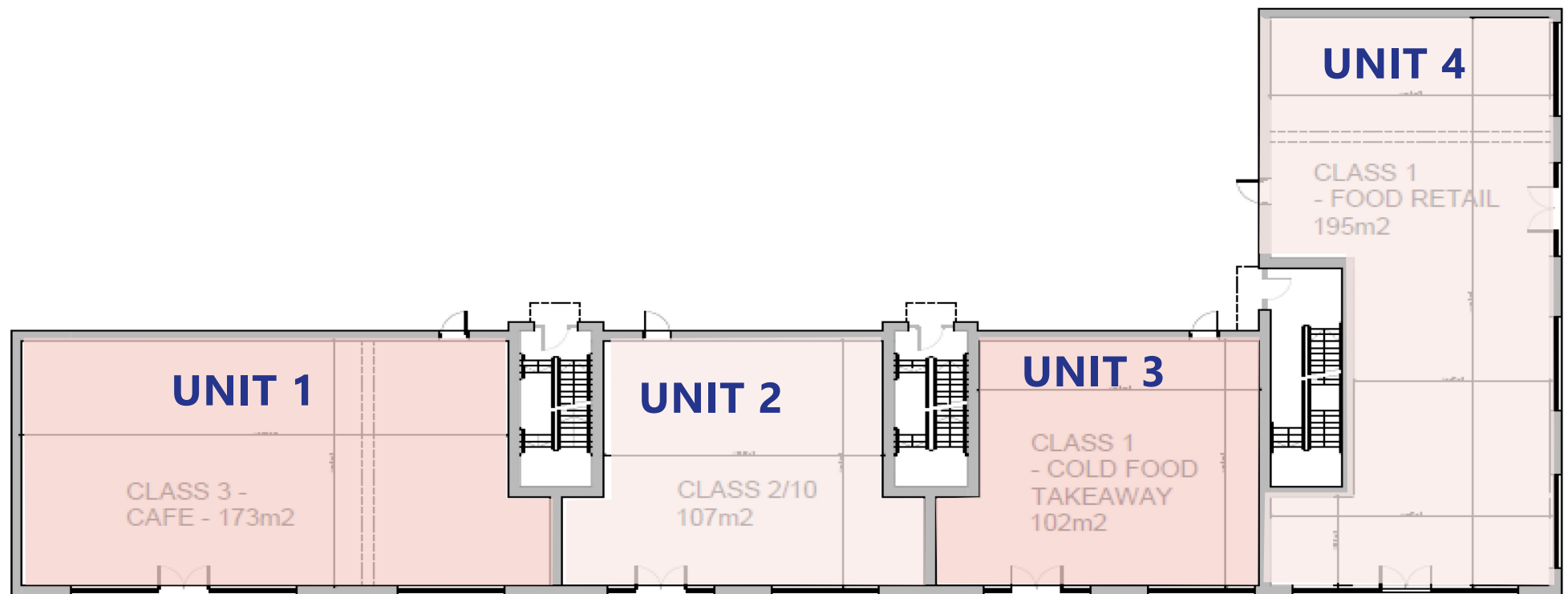
East Elevation

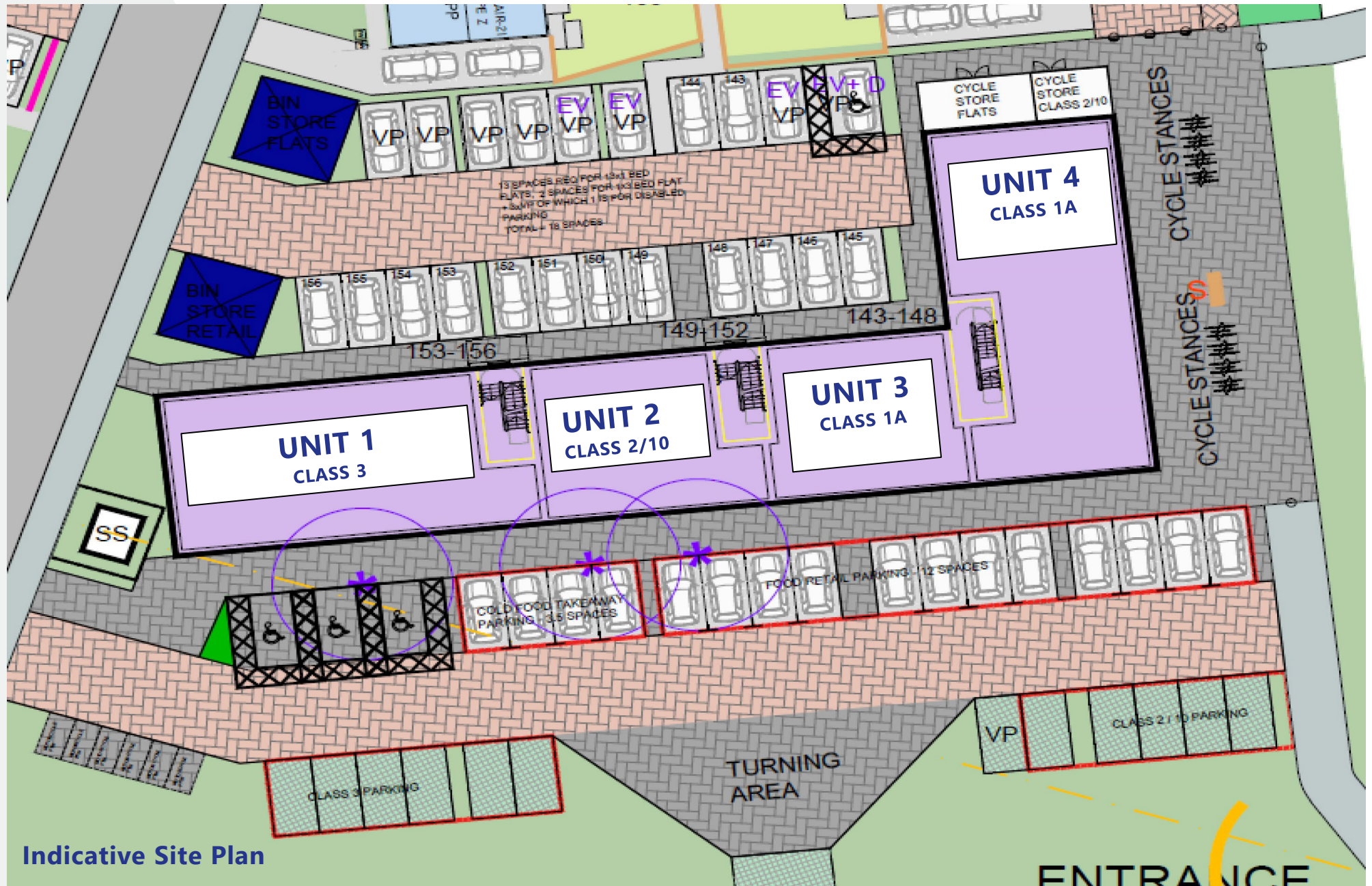


West Elevation



Commercial Units - Indicative Floor Layouts





Indicative Site Plan

ENTRANCE

THE DEVELOPMENT

The new commercial units will form the ground floor of a building set within the wider landscape led Masterplan for Findrassie and will occupy a prominent location at the main entrance off Lunan Road. The Masterplan provides for 1,500 phased housing types ranging from starter homes to family and retirement units as well as offering self-build plots.

Also included will be a centrally located school, community facilities, allotments, amenity open spaces and sports facilities. There will also be good walking and cycling routes throughout the development.

Barratt Homes are currently delivering the first housing phase under their own brand and that of David Wilson Homes. Sales have been progressing well with a minimum delivery rate of 60 units per year projected and therefore the site is establishing quickly.

Construction work has already commenced on the commercial units with anticipated completion in Spring/Summer 2024.

PLANNING

The units are suitable for uses including café, restaurant, food retail and cold food takeaway in terms of Use Classes 1A (Shops, Financial, Professional and Other Services), Class 3 (Food and Drink) and Class 10 (Non-Residential Institutions).

The units may suit a range of other uses subject to planning. Please contact the marketing agents to discuss any proposals.

Due to the upper floors of the building to be in residential use, Hot Food Takeaway will **not** be permissible in the building.

BUSINESS RATES

The units will require to be assessed for business rates on occupation.

SERVICE CHARGE

There will be a small service charge payable to cover the maintenance of the common areas of the development. Details can be provided on request.

SALE TERMS

The commercial units are available "For Sale" at the asking prices detailed within the table opposite.

AVAILABILITY SCHEDULE, FLOOR AREAS & PRICING

UNIT NO.	FLOOR AREA		SALE PRICE	AVAILABILITY
Unit 1	173 m ²	1,862 ft ²	£275,000	FOR SALE
Unit 2	107 m ²	1,152 ft ²	£180,000	FOR SALE
Unit 3	102 m ²	1,098 ft ²	£175,000	FOR SALE
Unit 4	195 m ²	2,099 ft ²	£310,000	FOR SALE
Total:	577 m²	6,211 ft²		

Individual units are available from 1,098 sq ft. It may be possible to combine multiple units to suit larger floor space requirements. Please discuss any proposals with the marketing agents.

COSTS & VAT

Each party will pay their own legal costs. The ingoing purchaser/tenant will be responsible for LBTT, Registration Dues and any VAT thereon. Figures are stated exclusive of VAT, which will be added to any sale or lease transaction.

Indicative Artist's Image



For further information or viewing arrangements please contact the agents:

Shepherd Chartered Surveyors, Mulberry House, 39-41 Harbour Road, Inverness, IV1 1UA

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