

ONLINE AUCTION

- > **AUCTION DATE:**
20TH JUNE 2024 @ 2.30PM
- > **GROUND FLOOR RETAIL**
- > **PROMINENT PITCH**
- > **EXTENSIVE FRONTAGE**
- > **SUITABLE FOR VARIOUS USES, STP**
- > **EXTENDS TO 122 M² (1,313 FT²)**
- > **GUIDE PRICE: £85,000**



FOR SALE

228 HIGH STREET, ELGIN, IV30 1BA

CONTACT:

Linda Cameron: linda.cameron@shepherd.co.uk |

Neil Calder: n.calder@shepherd.co.uk | Tel: 01463 712239 | www.shepherd.co.uk

On behalf of

King's and Lord
Treasurer's Remembrancer



LOCATION

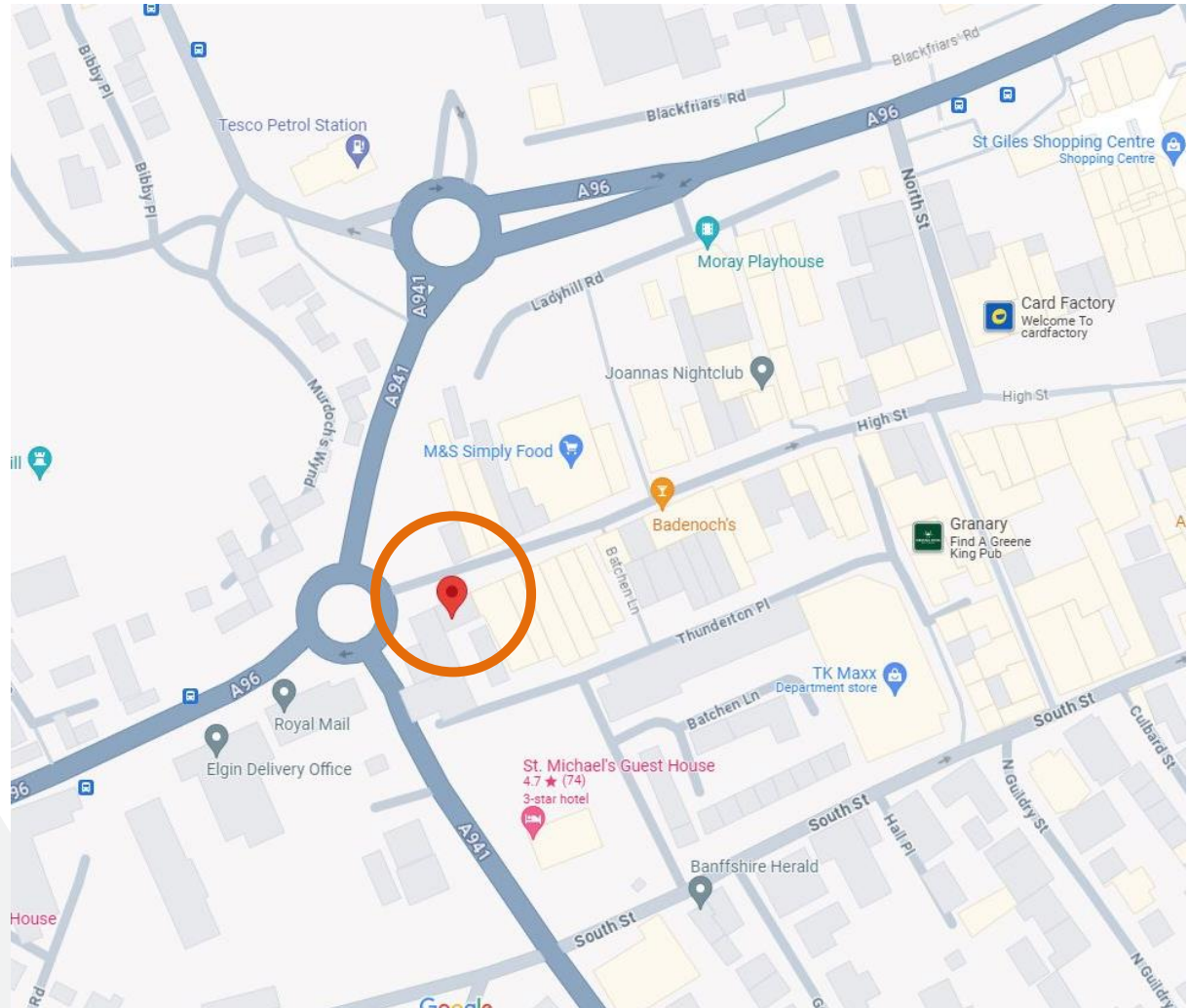
Elgin is situated approximately 66 miles northwest of Aberdeen and 39 miles southeast of Inverness. Within the Moray Council area, Elgin is the main administrative, business and service centre with Forres, Buckie, Lossiemouth and Keith being classified as secondary settlements. The town is accessed by 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, with a primary catchment of approximately 90,000 within a 10-mile radius.

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. The town lies in the heart of the world-famous Speyside Whisky country and together with ready access to the Cairngorm National Park and Malt Whisky Trail ensures Elgin is a popular tourist destination.

RAF Lossiemouth, one of the RAF's largest bases, is also located nearby and contributes significantly to the local economy. It is Scotland's only operational RAF base. The RAF Kinloss barracks are also located approximately 11 miles from Elgin.

The subjects occupy a prominent pitch at the western end of Elgin High Street, which is the town's principal shopping thoroughfare. The property is positioned on the southern side of High Street close to the roundabout providing connection from both the main A96 Inverness to Aberdeen trunk road and the A941 from the south.

Neighbouring occupiers include a healthy mix of local and national retailers including Skills Development Scotland, Strand Hair Room, Clan Cancer Support, M&S Foodhall, Cathedral Windows and Boutique Nails and Beauty.



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DESCRIPTION

The property comprises a ground floor retail unit forming part of a wider 2-storey traditional stone and slate terraced building with residential use on the upper floor.

The unit benefits from a large glazed double frontage with a centrally positioned glazed pedestrian door. Internally, the property was most recently operated as a hair and beauty studio with the space configured to provide a reception/hairstyling area, treatment rooms plus staffroom and toilet.

The property may be suitable for a number of uses subject to securing the appropriate planning consent.

FLOOR AREA

The shop extends to an approximate floor area of 122m² (1,313 ft²).

BUSINESS RATES

Rateable Value: £15,500.

PLANNING

The property currently benefits from Class 1A (Shops, Financial, Professional and Other Services) planning use Consent. Other uses may be suitable, subject to planning.

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AUCTION DATE

The property is For Sale by Unconditional Online Auction, which will be held on **20th June 2024 at 2.30pm**. Interested parties should register at:

www.shepherd.co.uk/commercial-auctions

Buyers will be required to pre-register prior to approval of their bid.

DEPOSIT

At the end of the auction, if the reserve price has been met, a 10% deposit (subject to a minimum deposit of £5,000) will be payable.

LEGAL PACK

The legal pack is available to view online.

RESERVE PRICE

The reserve price is the minimum price for which the property can be sold and is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration.

GUIDE PRICE

The guide price is £85,000.

Properties advertised with a guide price is within 10% above or below the reserve price when a single figure is stated.

If the guide price is a bracket figure, the reserve price cannot exceed the top end of the bracket price.

BUYER FEES

Details of the buyer fees associated with this property can be found on the individual property page.

LEGAL COSTS

Each party to pay their own legal costs. The purchaser will be responsible for any LBTT, Registration Dues and VAT incurred thereon.

VAT

See Legal Pack.

ENERGY PERFORMANCE CERTIFICATE

See Legal Pack.

CONTACT DETAILS**Local Office Contacts****Neil Calder**

Shepherd Commercial

Mulberry House
39/41 Harbour Road
Inverness, IV1 1UA

Tel: 01463 712239

n.calder@shepherd.co.uk

**Linda Cameron**

Shepherd Commercial

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Tel: 01463 712239

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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

Neil Calder: n.calder@shepherd.co.uk | **Linda Cameron:** linda.cameron@shepherd.co.uk

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