



the  
ranary  
**RETAIL**

- > LARGE GROUND FLOOR UNIT
- > PROMINENT RETURN FRONTAGE
- > ADJACENT TO TK MAXX SET WITHIN WIDER RETAIL COMPLEX
- > LARGE MULTI-STOREY CAR PARK ABOVE
- > FLOOR AREA: 723 M<sup>2</sup> (7,781 FT<sup>2</sup>)
- > RENT: £45,000 PER ANNUM
- > SALE: OFFERS OVER £450,000 INVITED

**TO LET/MAY SELL**

**UNIT 2, THUNDERTON PLACE, ELGIN, IV30 1LY**

**CONTACT:**

Linda Cameron: [linda.cameron@shepherd.co.uk](mailto:linda.cameron@shepherd.co.uk) | Neil Calder: [n.calder@shepherd.co.uk](mailto:n.calder@shepherd.co.uk) | Tel: 01463 712239 | [www.shepherd.co.uk](http://www.shepherd.co.uk)



## 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 the Malt Whisky Trail this 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 which has recently benefitted from £400m of investment. The MoD is a major employer and spends more than £2bn a year in Scotland. The RAF Kinloss barracks is also located approximately 11 miles from Elgin.

The subjects occupy a prime pitch prominently located on Thunderton Place, accessed directly via a pedestrianised lane from the High Street. There is a Multi-Storey Car Park positioned above the property.

There is a good blend of both local and national operators nearby including TK Maxx, Ladbrokes, Cancer Research, William Hill and British Heart Foundation.



## DESCRIPTION

The property comprises the ground floor of a larger development with TK Maxx located directly adjacent. There is a Multi-Storey Car Park above the property which has direct lift access to the communal area at ground floor level. The property benefits from an extensive return frontage on to Thunderton Place.

There is a generous loading area to the rear of the complex with access taken from Thunderton Place and Batchen Lane which links into the subject property.

## FLOOR AREA

The accommodation all at ground floor level extends to approximately 723 m<sup>2</sup> (7,781 ft<sup>2</sup>).

## RATEABLE VALUE

NAV/RV: £50,000

## EPC

Details provided on request.

## PLANNING

The property currently benefits from Class 1A (Shops, Financial, Professional and Other Services) planning use. Interested parties are advised to speak directly to Moray Council on any proposals.

## LEASE TERMS & RENT

Available "To Let" on full repairing and insuring lease terms for a period to be agreed at a rental of **£45,000 per annum**, exclusive of VAT. VAT will apply to any transaction.

## SALE

Our Client may consider a sale of their heritable interest in the property. **Offers over £450,000** invited.

## LEGAL COSTS

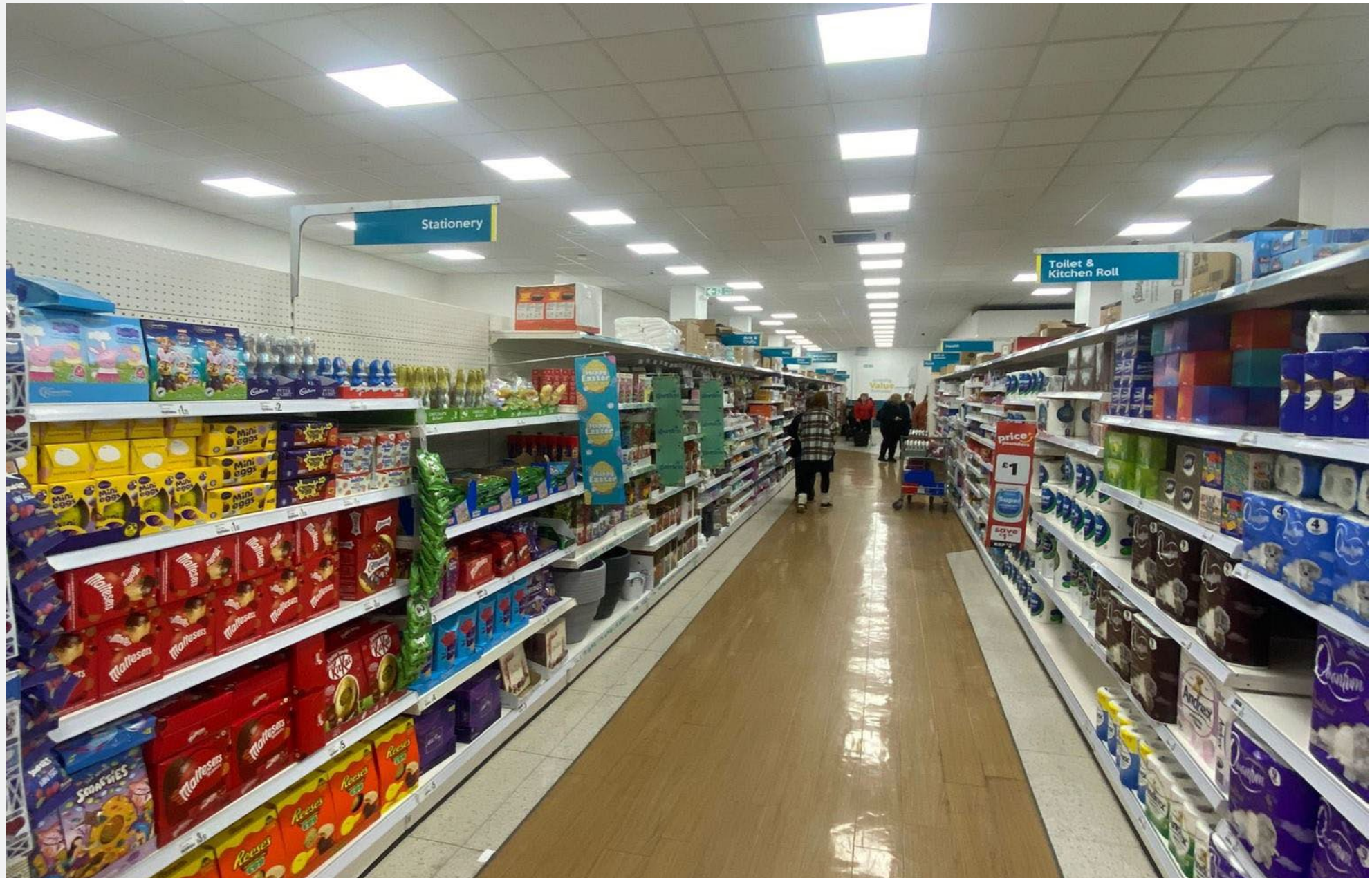
Each Party will be responsible for their own legal costs incurred in connection with any transaction. In the normal manner, the incoming tenant or purchaser will be responsible for LBTT, Registration Dues and VAT thereon.

## ANTI MONEY LAUNDERING REGS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.











**For further information or viewing arrangements please contact the marketing agents:**

Shepherd Chartered Surveyors, Mulberry House, 39/41 Harbour Road, Inverness, IV1 1RY

Linda Cameron: [linda.cameron@shepherd.co.uk](mailto:linda.cameron@shepherd.co.uk) | Neil Calder: [n.calder@shepherd.co.uk](mailto:n.calder@shepherd.co.uk) | Tel: 01463 712239 | [www.shepherd.co.uk](http://www.shepherd.co.uk)

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. Publication Date: June 2024

