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## RETAIL

- > GROUND FLOOR RETAIL
- > PROMINENT HIGH STREET PITCH
- > FLOOR AREA: 73.45 M<sup>2</sup> (658 FT<sup>2</sup>)
- > ORNATE STONE "A" LISTED BUILDING
- > SUITABLE FOR VARIOUS USES
- > IMMEDIATE ENTRY AVAILABLE
- > QUALIFIES FOR 100% RATES RELIEF
- > RENT: £9,000 PER ANNUM
- > SALE: PRICE ON APPLICATION
- > VAT FREE

TO LET/FOR SALE

7 HIGH STREET, ELGIN, IV30 1EQ

### 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

The subjects are prominently located at the eastern end of Elgin High Street where it connects to South College Street which in turn connects to Greyfriars Street. Greyfriars Street has direct connection to the A96 Inverness to Aberdeen trunk road.

Neighbouring occupiers in the area include Elgin Museum, The Headquarters of Moray Council, Elgin Ex Services Club, Hanson & Robertson Insurance, The Copy Shop, Quarriers and Moray Reach Out.

## DESCRIPTION

The subjects comprise a ground floor retail unit set within a larger 3-storey attached building of traditional stone and slate construction. The upper floors are understood to be in residential use. The building which dates back to 1694 is Category "A" Listed and comprises ornate stonework and graded stone roof detailing. The shop front comprises three round headed arches set on squat pillars. The central arch provides glazed side lights on either side of double timber part glazed entrance doors. The arches on either side of the entrance provide large display windows.

Internally the main sales area comprises a timber floor, pointed exposed stone wall sections and exposed feature ceiling beams. Spotlights are fitted throughout the sales area.

Staff ancillary facilities and a store are provided to the rear of the main shop.

## FLOOR AREA

The shop extends to a total floor area of approximately 65 m<sup>2</sup> (698 ft<sup>2</sup>).

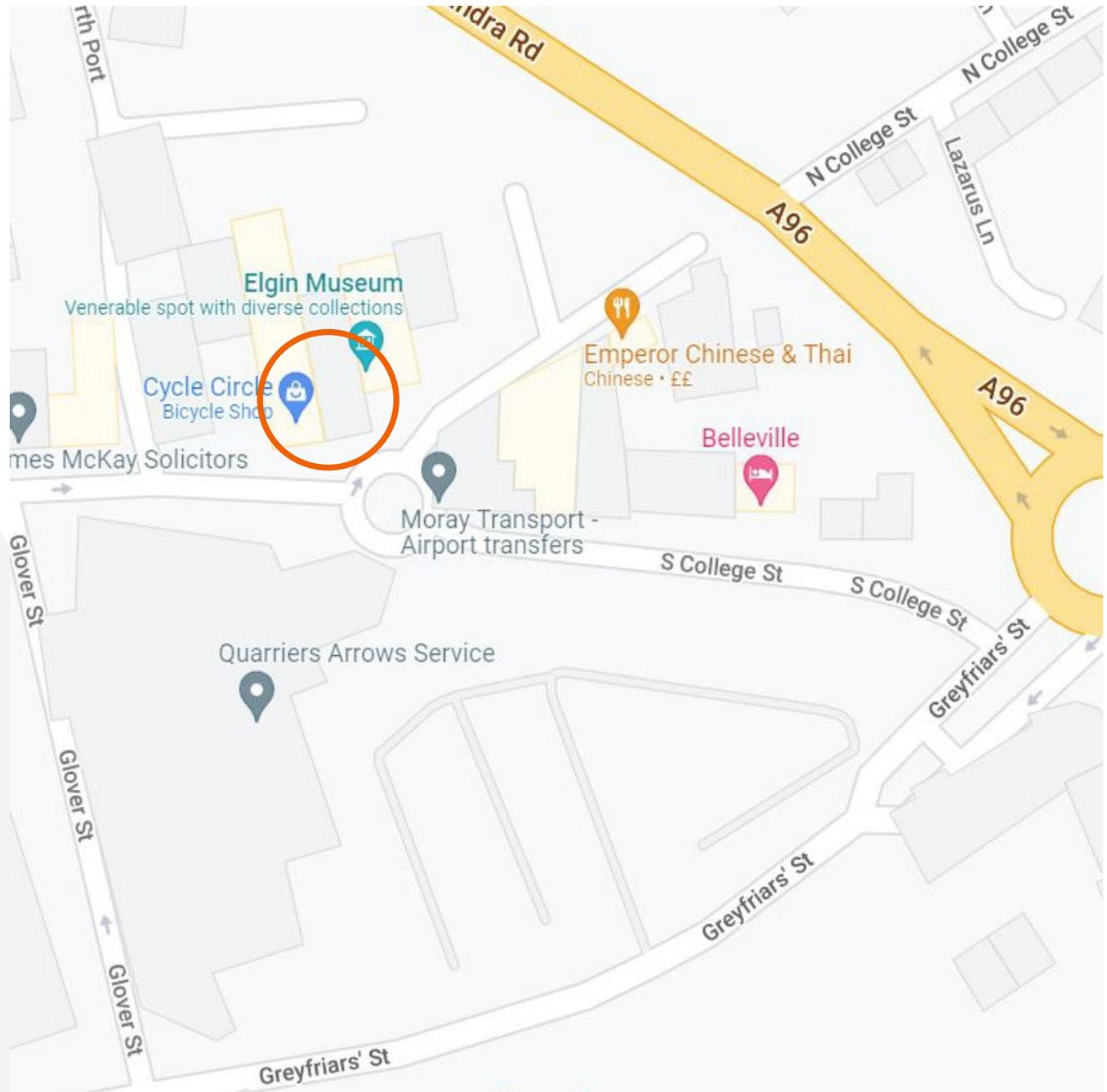
## RATEABLE VALUE

NAV/RV: £9,800

The property qualifies for 100% rates relief in terms of the Small Business Bonus Scheme.

## PLANNING

Class 1 (Shops) Consent is currently in place. The property may be suitable for other uses, subject to securing planning consent. Please discuss any proposals with the marketing agent.







### EPC

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

### LEASE TERMS

The unit is available "To Let" on terms to be agreed at an asking rental of £9,000 per annum, exclusive of VAT.

### SALE

Our client's Heritable Interest in the property is available "For Sale". Price on Application. Please discuss any proposals with the marketing agents.

### VAT

Vat will not apply to any transaction.

### COSTS

Each party will be liable for their own legal costs. In the normal manner any incoming occupier or purchaser will be responsible for LBTT, Registration Dues and VAT (where applicable).



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

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

**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

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