



OFFICE

- > ORNATE LISTED BUILDING
- > FIRST, SECOND AND ATTIC FLOORS
- > FLOOR AREA: 241 M² (2,592 FT²)
- > PROMINENT LOCATION ON ELGIN HIGH ST
- > CLOSE TO ALL AMENITIES
- > MAY SUIT VARIOUS USES, STP
- > OFFERS OVER: £75,000 INVITED

FOR SALE

UPPER FLOORS, 147-149 HIGH STREET, ELGIN, IV30 1DS

CONTACT:

Neil Calder: n.calder@shepherd.co.uk | **Linda Cameron:** linda.cameron@shepherd.co.uk | Tel: 01463 712239 | www.shepherd.co.uk



LOCATION

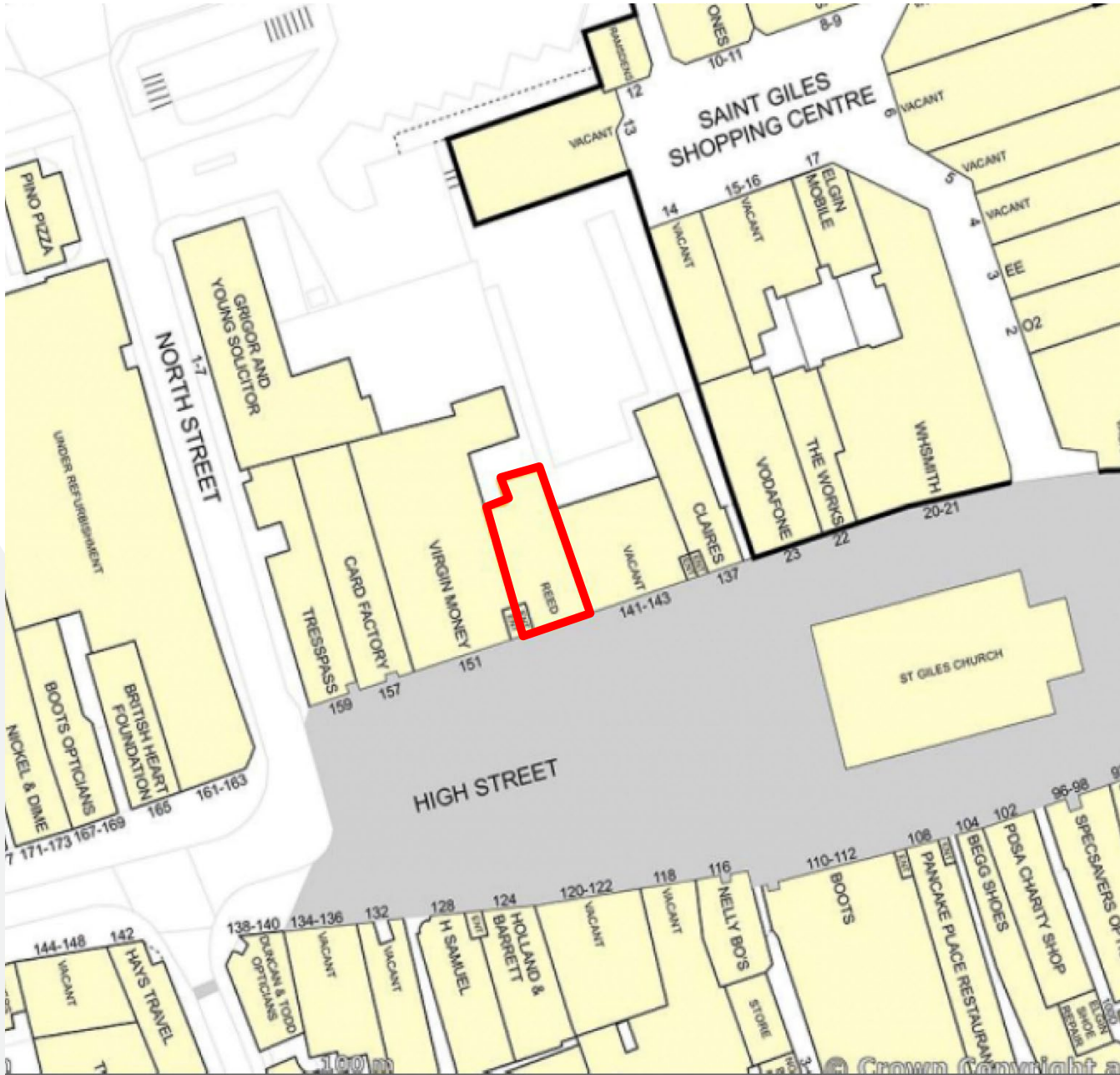
Elgin is situated approximately 66 miles northwest of Aberdeen and 39 miles southeast of Inverness. Within the Moray Council area, Elgin is the main administrative, business and service centre with Forbes, Buckie, Lossiemouth and Keith being classified as secondary settlements. The town is accessed by 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 prominent location on the north side of Elgin High Street within the pedestrianised area which is the town's principal shopping thoroughfare.

There is a good blend of local and national businesses nearby which include Card Factory, Tresspass, Virgin Money, Claire's, Vodafone, Boots and W H Smith.



DESCRIPTION

The subjects comprise the first, second and attic floors within a substantial 3-storey plus basement and attic terraced mixed use commercial building of conventional decorative masonry construction under a pitched and slated roof.

The building is Category "B" Listed and incorporates an array of carved stone features throughout. There is a Mansard style roofed projection to the rear of the property incorporating both felt and slate finishes.

The accommodation currently provides a range of cellular offices and meeting rooms over the first, second and third (attic) floors with staff ancillary facilities located on the second floor of the building. Access to the upper floors is via double timber doors set within a decorative feature arched entrance at ground floor level leading to a staircase to all floors.

Internally the space benefits from high ceiling heights and large windows providing a high degree of natural light. Heating is provided by wall mounted electric panels and lighting is provided by fluorescent strip fittings. Perimeter trunking for IT and electric points is fitted throughout.

PLANNING

The property currently benefits from Use Class 4 (Business) in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997. Other uses may be permissible, subject to securing the appropriate planning consent. Please discuss any proposals with the marketing agents.

BUSINESS RATES

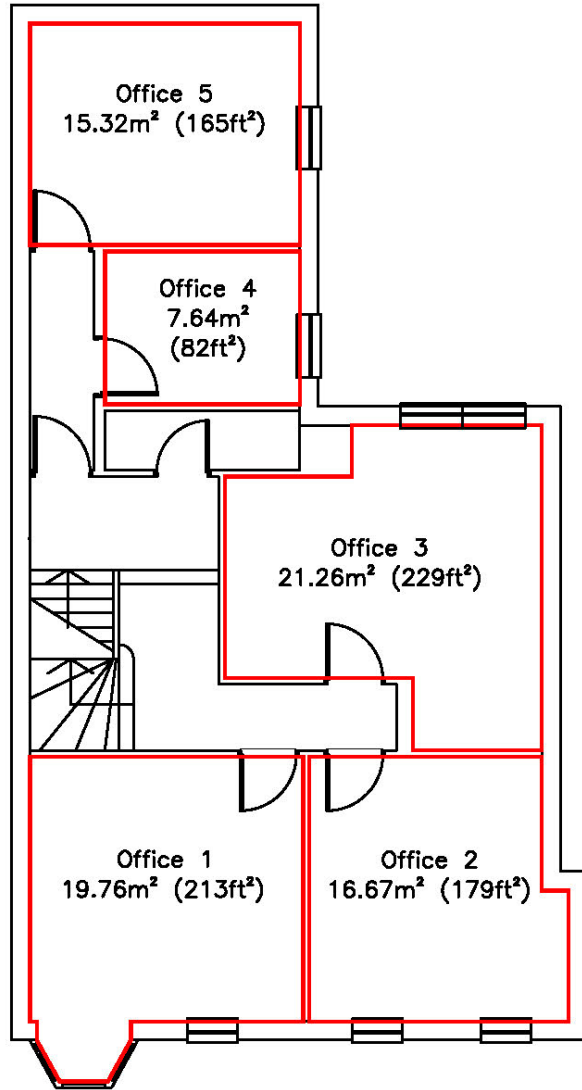
The upper floors are currently listed as a whole on the Scottish Assessors Association portal with a total NAV/RV of £19,000.

EPC RATING

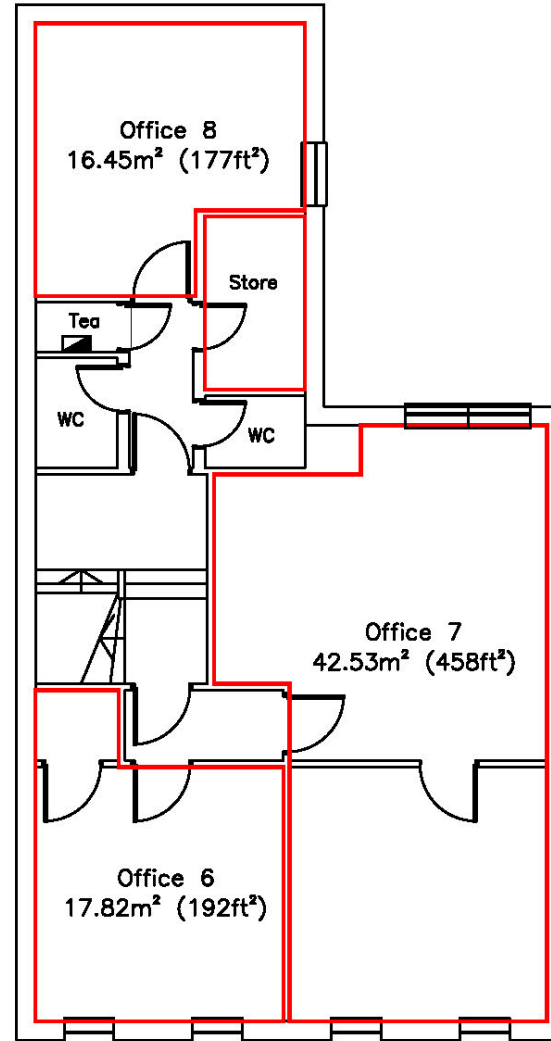
Details available on request.



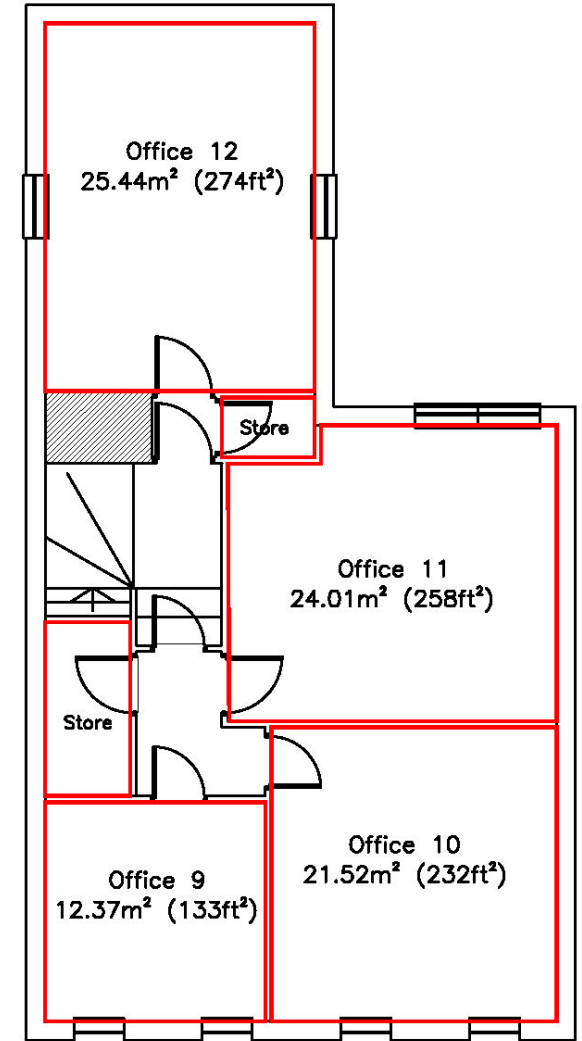
INDICATIVE FLOOR LAYOUTS



First Floor



Second Floor



Third (Top) Floor





SALE

Our client's Heritable Interest in the property is available "For Sale" with vacant possession.

OFFERS OVER: £75,000, exclusive of VAT sought.

VAT

The property is elected for the purposes of VAT. VAT will apply to any transaction.

COSTS

Each party will bear their own legal costs for any transaction.

A purchaser will be liable for any 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 26th 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 agents:

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

Contact: Neil Calder: n.calder@shepherd.co.uk | Linda Cameron: linda.cameron@shepherd.co.uk | Tel: 01463 712239

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