



## COMMERCIAL UNIT

- > NEW BUILD UNIT
- > GROUND FLOOR PREMISES
- > SUITABLE FOR RETAIL OR OTHER USES STP
- > FLOOR AREA: 86 M<sup>2</sup> (928 FT<sup>2</sup>)
- > ON-SITE CAR PARKING
- > IMMEDIATE ENTRY
- > OFFERS OVER £120,000 INVITED

**FOR SALE**

## GROUND FLOOR COMMERCIAL UNIT, JASMINE DRIVE, ELGIN, IV30 8BS

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## GROUND FLOOR COMMERCIAL UNIT, JASMINE DRIVE, ELGIN

### LOCATION

Elgin is the main administrative and commercial centre for the region of Moray in the northeast of Scotland. The town lies approximately 38 miles to the northeast of Inverness and 66 miles northwest of Aberdeen.

The subject property is located to the south east of Elgin city centre on Jasmine Drive part of a new mixed use development. The property is accessed from Thistle Drive off Linkwood Road which connects easily to the main A96 trunk road. The locale is primarily a residential area with Linkwood Medical Centre, Moray Sports Centre and Linkwood Primary School all located in the vicinity.

### DESCRIPTION

The subjects comprise a new build ground floor commercial unit finished to a developer's shell specification set within part of the ground floor of a larger 3-storey building. The building is of modern construction rendered externally under a pitched and tiled roof. The external walls of the ground floor commercial unit are feature brick clad and the unit is fitted with floor to ceiling double glazed sections and a glazed pedestrian entrance.

Internally the unit has the benefit of a solid concrete floor and is in an open plan layout ready for a new occupier's fit-out. Utility connections for water and drainage have been installed as well as a 3-phase electricity supply.

The upper floors of the building are in residential use. There is on site parking provided.

### FLOOR AREA

The unit extends to approximately 86.27 m<sup>2</sup> (928 ft<sup>2</sup>).

### PLANNING

Suitable for Class 1 (Shops) . Other uses may be permissible, subject to planning. Please contact the marketing agents to discuss any proposals.

### BUSINESS RATES

The unit 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 PRICE

The Heritable Interest in the unit is available "For Sale" with **Offers Over £120,000, exclusive of VAT** sought.

### COSTS & VAT

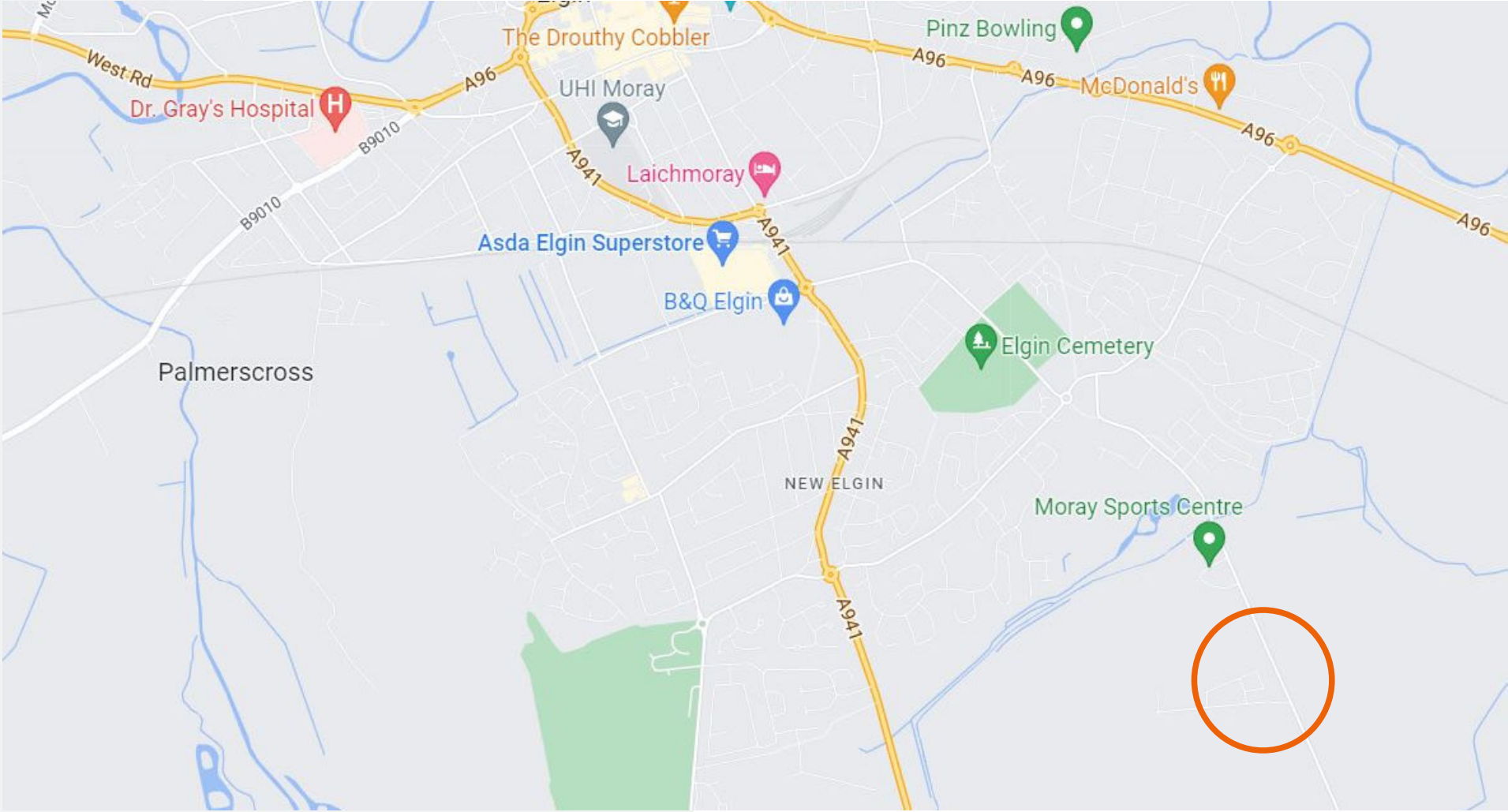
In the normal manner, each party will pay their own legal costs. The purchaser will be responsible for LBTT, Registration Dues and any VAT thereon. Figures are stated exclusive of VAT, which will be added at the current rate.







GROUND FLOOR COMMERCIAL UNIT, JASMINE DRIVE, ELGIN



**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](mailto:n.calder@shepherd.co.uk) | Linda Cameron: [linda.cameron@shepherd.co.uk](mailto:linda.cameron@shepherd.co.uk) | Rory Fraser: [r.fraser@shepherd.co.uk](mailto:r.fraser@shepherd.co.uk) | Tel: 01463 712239

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