



TO LET / MAY SELL

RETAIL

Ground & First Floor unit within
Traditional Terraced Building

Mothballed 2nd & 3rd Floors are also
Available

Category "B" Listed with Attractive
Stone Features

Prime Location on Elgin High Street

Extends to 246 m² (2,650 ft²),
excludes 2nd & 3rd Floors

May Suit Various Uses, STP

Rent: Offers over £28,500 pa

Sale Price On Application

Immediate Entry Available



WHAT 3 WORDS



VIDEO TOUR

107-109 HIGH STREET, ELGIN, IV30 1EA

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DESCRIPTION

The property comprises a retail unit over ground and first floors set with a wider Category "B" Listed terraced building of ornate stone construction under a pitched and slated roof. The unit is currently vacant most recently operated as a travel agency.

The ground floor benefits from an attractive double shop frontage with large display windows and a centrally recessed timber and part glazed pedestrian entrance door. Internally the property is currently configured to provide an open plan sales area with an office, storage space and a staircase leading to the first floor towards the rear. The sales area comprises a solid concrete floor and a suspended ceiling grid incorporating acoustic tiles, integrated lighting and air-conditioning cassettes. The first floor provides further stock storage space plus staff kitchen and toilet facilities.

Please note that the second and third floors of the building are also in the ownership of our client and are available, having previously been mothballed.

FLOOR AREAS

The property extends to the undernoted floor areas:-

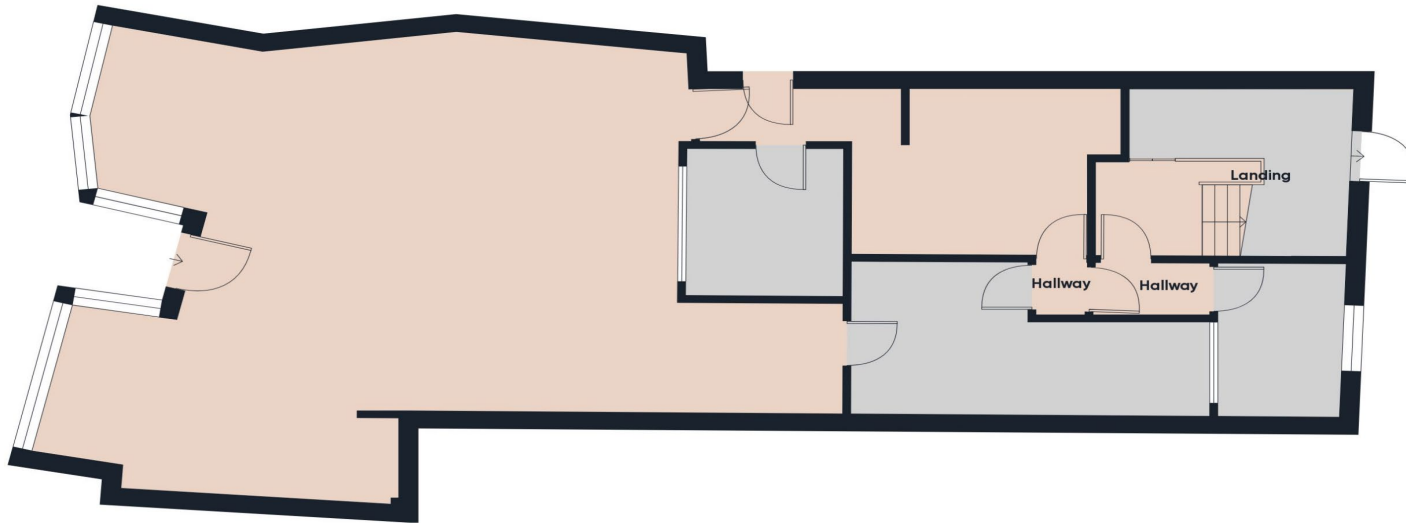
| Floor | NIA (m ²) | NIA (ft ²) |
|--------------|-----------------------|------------------------|
| Ground Floor | 135.17 | 1,455 |
| First Floor | 111.02 | 1,195 |
| TOTAL | 246.19 | 2,650 |

The 2nd and 3rd floors extend to approx. 1,424 ft² and 1,141 ft² respectively.

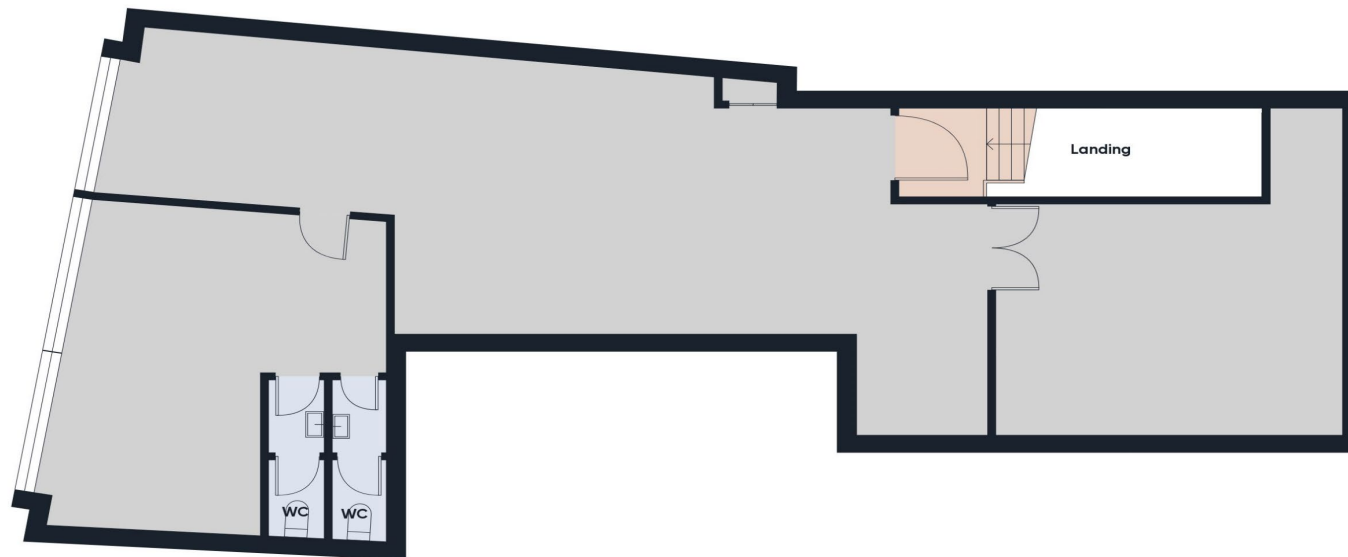
PLANNING

The property has Class 1A (Shops, Financial, Professional and Other Services) planning use consent in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997. Other uses may be permissible subject to securing the appropriate planning use consent. Please discuss any proposals with the marketing agents.

INDICATIVE FLOOR LAYOUTS



Ground Floor



First Floor





RATEABLE VALUE

The property is currently listed on the Scottish Assessor's portal with a NAV/RV of: £23,750.

EPC

Details area available on request.

LEASE TERMS

The property is available "To Let" on Full Repairing and Insuring lease terms for a period to be agreed. We are seeking rental offers over £28,500 per annum, exclusive of VAT.

SALE TERMS

Our client may consider a sale of their Heritable Interest (Scottish Equivalent of English Freehold) in the property.

Sale Price on Application.

ENTRY

The property is currently vacant and is available for immediate occupation, subject to conclusion of Missives.

VAT

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

LEGAL COSTS

Each Party will be responsible for their own legal costs incurred in any transaction. The ingoing tenant or purchaser will be responsible for LBTT, Registration Dues and VAT thereon.



Get in Touch

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



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Linda Cameron

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Shepherd Chartered Surveyors

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ANTI MONEY LAUNDERING REGULATIONS

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.

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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. PUBLICATION DATE: January 2025