



## RETAIL/CAFÉ/RESTAURANT

- > 100% PRIME PITCH
- > GROUND FLOOR
- > FLOOR AREA: 159 M<sup>2</sup> (1,714 FT<sup>2</sup>)
- > ORNATE GRADE "B" LISTED BUILDING
- > EXTENSIVE FRONTAGE
- > RENT: £30,000 PER ANNUM
- > SUITABLE FOR VARIOUS USES

# TO LET/MAY SELL

**143 HIGH STREET, ELGIN, IV30 1BW**

**CONTACT:**

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## LOCATION

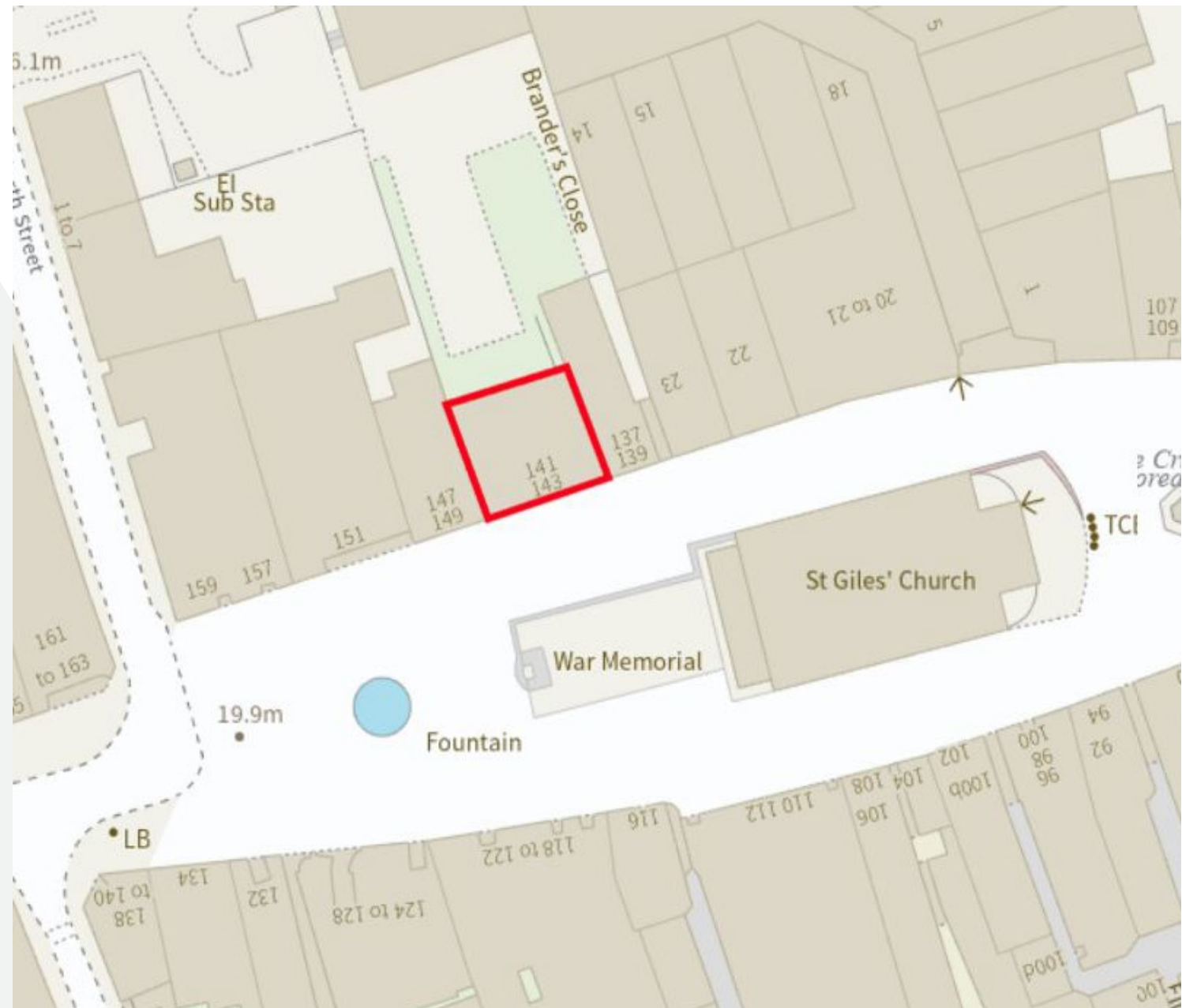
Elgin is situated approximately 66 miles northwest of Aberdeen and 39 miles southeast of Inverness. Within the Moray Council area, Elgin is the main administrative, business and service centre with Forres, Buckie, Lossiemouth and Keith being classified as secondary settlements. The town is accessed by 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 100% prime pitch 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, Virgin Money, Claire's, Vodafone, Boots and W H Smith.



**DESCRIPTION**

Ground floor unit, set within a larger 3-storey terraced Category "B" Listed building of ornate stone construction under a pitched slate roof. The shop benefits from an extensive frontage with 3 large windows and a recessed timber customer entrance.

Internally the main sales area currently comprises a Starbucks coffee shop corporate style. The main shop ceiling is fitted in part with a suspended tiled ceiling grid incorporating both air conditioning cassettes and halogen spot lighting. The ceiling above the main sales counter is the original high-level height with ornate coving and a spotlight grid is currently fitted.

There are customer male/female and disabled toilets accessed off the main sales area. The rear of the shop is fitted with a wash up area, a small staff office, a staff toilet plus storage areas.

**FLOOR AREA**

The accommodation all at ground floor level extends to approximately 159 m<sup>2</sup> (1,714 ft<sup>2</sup>).

**RATEABLE VALUE**

NAV/RV: £23,750.

**EPC**

Details provided on request.

**PLANNING**

The property currently benefits from 1A (Shops, Financial, Professional and Other Services) and Class 3 (Food and Drink) planning uses. Please discuss any proposals with the marketing agents.

**LEASE TERMS & RENT**

Available "To Let" on full repairing and insuring lease terms for a period to be agreed at a rental of £30,000 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. Price on application. Please discuss any proposals with the marketing agents.

**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

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