



RETAIL

- > PRIME PITCH
- > GROUND FLOOR SHOP
- > FLOOR AREA: 145 M² (1,562 FT²)
- > EXTENSIVE FRONTAGE
- > RENT: £20,000 PER ANNUM
- > SUITABLE FOR VARIOUS USES (SUBJECT TO PLANNING)

TO LET

144-148 HIGH STREET, ELGIN, IV30 1BD

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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 Malt Whisky Trail 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 prime pitch on Elgin High Street, which is the town's principal shopping thoroughfare.

Neighbouring occupiers include a healthy mix of local and national retailers including Ashers Bakery, Hays Travel, Llyods Pharmacy, Duncan & Todd, Boots Opticians, British Heart Foundation and Poundland.



DESCRIPTION

The property comprises a ground floor retail unit forming part of a wider 2-storey traditional stone and slate terraced building. The unit benefits from a large glazed double frontage with a recessed centrally positioned glazed pedestrian door.

Internally the property is currently fitted out as a William Hill betting shop and provides open plan sales space with staff welfare facilities to the rear. Suspended ceilings are fitted throughout incorporating spot lighting and ceiling mounted air conditioning cassettes.

FLOOR AREA

The ground floor extends to approximately 145 m² (1,562 ft²).

RATEABLE VALUE

The property is listed in the current Valuation Roll with an NAV/RV of: £22,750.

EPC

Details available on request..

PLANNING

The current permitted use is Class 1 (Shops). Other uses may be permissible, subject to Planning. Please discuss any proposals with the marketing agent.

LEASE TERMS

The property is available "To Let" on flexible lease terms for a period to be agreed.

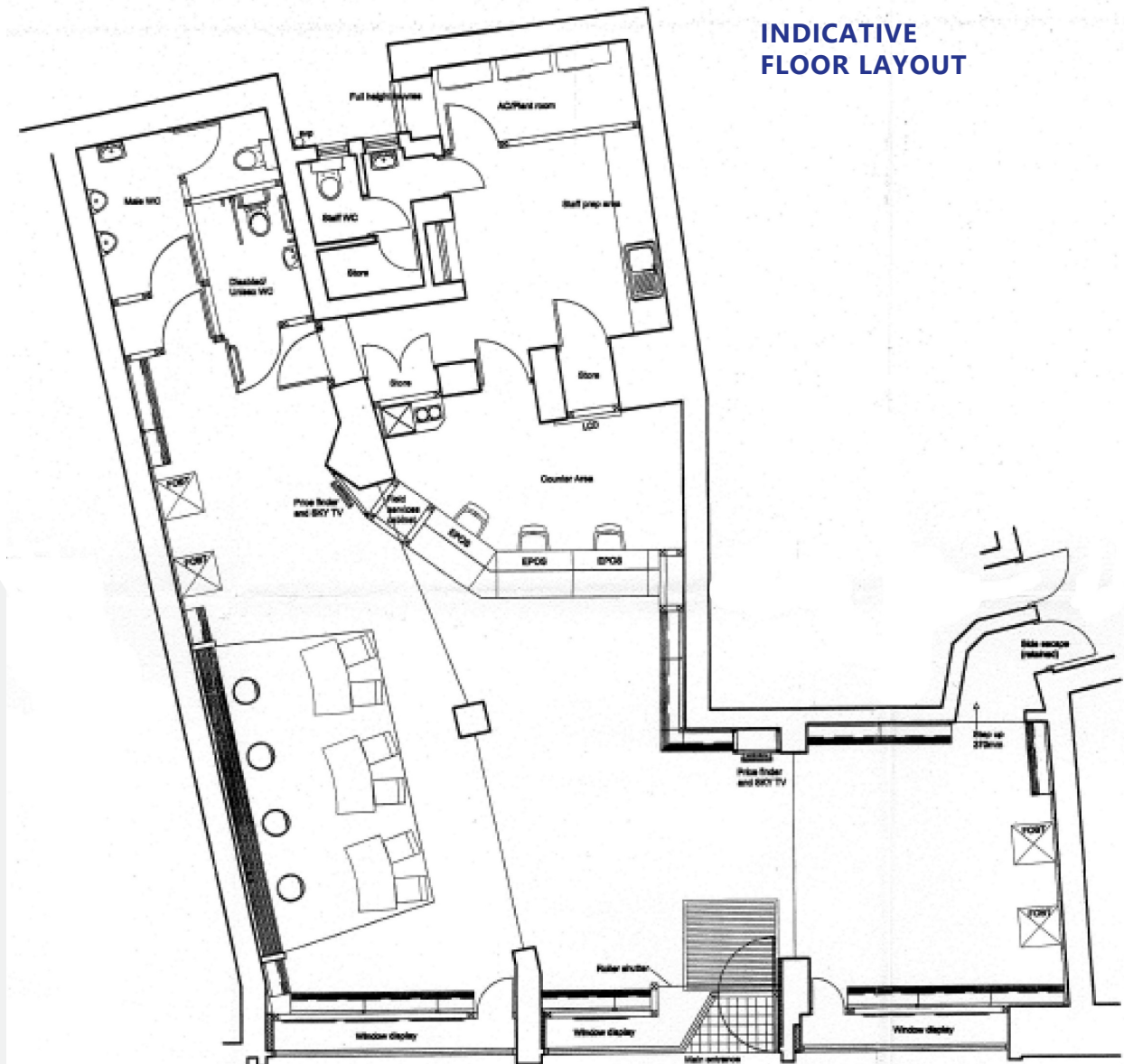
RENT

A rental of **£20,000 per annum, exclusive VAT** is sought.

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 will be responsible for LBTT, Registration Dues and VAT thereon.

INDICATIVE FLOOR LAYOUT









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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