

TO LET

OFFICE

FIRST FLOOR OFFICES
ABOVE ROYAL MAIL POST OFFICE

CLOSE TO ELGIN CITY CENTRE

FLOOR AREA: 184.43 M² (1,985 FT²)

AVAILABLE ON
FLEXIBLE LEASE TERMS

MAY QUALIFY FOR RATES RELIEF

RENT: £10,000 PER ANNUM

IMMEDIATE ENTRY

MAY SUIT VARIOUS USES

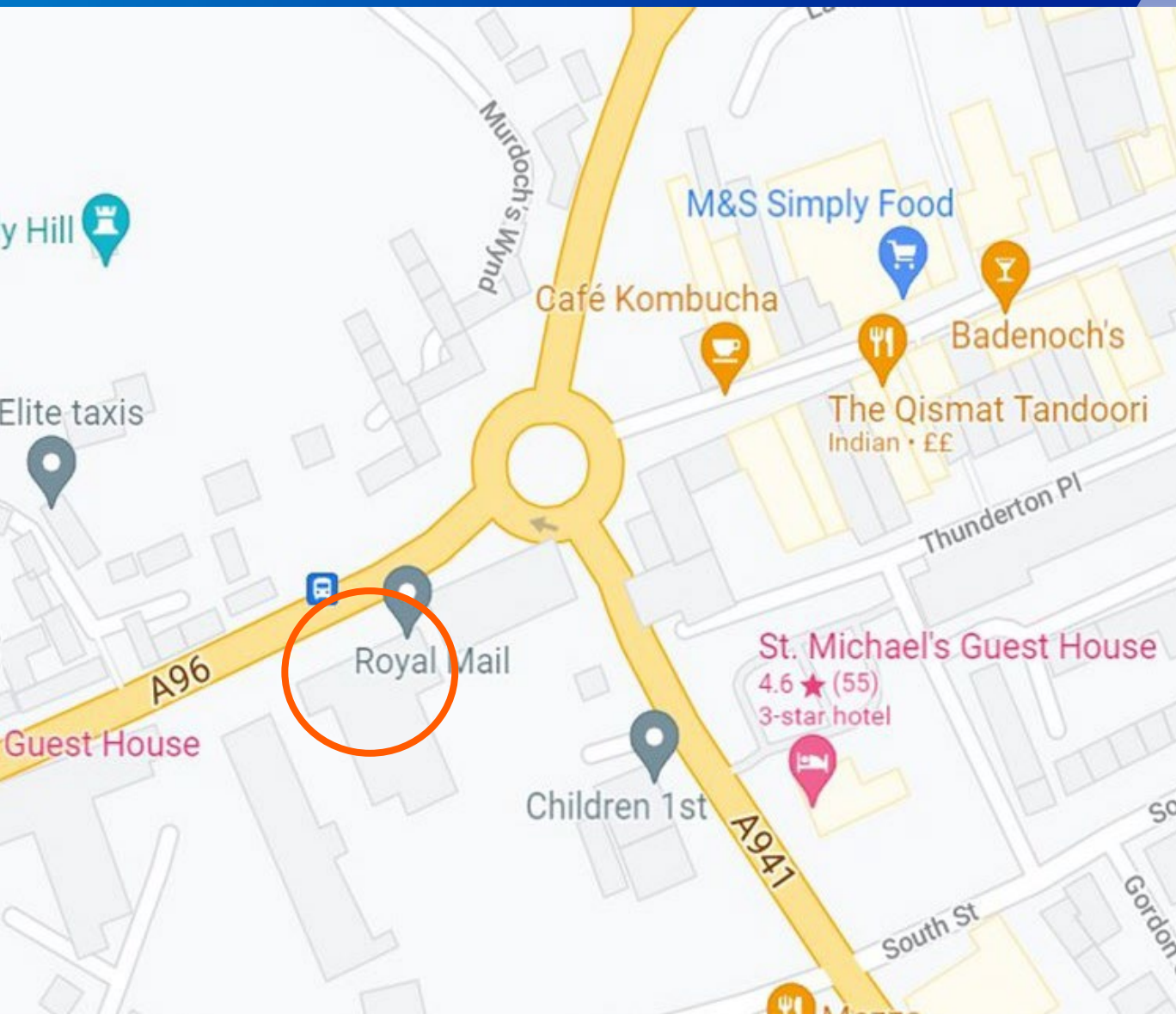


WHAT 3 WORDS

250-258 HIGH STREET, ELGIN, IV30 1AA

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LOCATION

Elgin is the main administrative and commercial centre for the region of Moray in the northeast of Scotland.

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 main A96 trunk road connecting Inverness to Aberdeen runs through Elgin and the town benefits from regular rail and bus services operating daily.

Elgin is popular tourist destination. It houses the HQ offices of Moray Council and is the main retail, food and drink, education, healthcare, textile, distilling and general service sector for the region. The town lies in the heart of the world famous Speyside Whisky country and enjoys easy accessibility to the Cairngorm National Park.

The subjects are prominently positioned above a Royal Mail sorting office fronting the main A96 trunk road at the western end of Elgin High Street with views across to Lady Hill opposite. The surrounding area comprises a mix of office, guest house and residential uses.

DESCRIPTION

The subjects comprise cellular offices at first floor level forming part of a wider building operated as a Royal Mail sorting office. Access is provided at ground floor level via a staircase leading to the first floor offices.

Internally the accommodation provides 7 cellular offices accessed off a main corridor running the length of the building. There are staff welfare facilities provided at the far end of the corridor comprising a kitchen, staff break out area and toilet facilities.

The offices benefit from large windows providing a high level of natural light into the space. Wall mounted radiators provide heating and fluorescent lighting is fitted throughout.







FLOOR AREA

The first floor offices extend to the undernoted approximate floor area:

ACCOMMODATION	M ²	FT ²
FIRST FLOOR	184.43	1,985
TOTAL:	184.43	1,985

EPC

The first floor offices have an EPC Rating: "E".

The EPC Certificate and the Recommendations Report will be made available on request.

RATEABLE VALUE

The property is currently listed on the Assessor's portal with a NAV/RV of: £14,000.

PLANNING

Class 4 (Business) permitted use in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

LEASE TERMS

The property is available "To Let" on flexible lease terms for a period to be agreed. Rental offers of £10,000 per annum, exclusive of VAT are sought.

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. In the normal manner, the incoming tenant 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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Stuart Main

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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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