

FOR SALE

NEW BUILD COMMERCIAL UNIT

PROMINENT LOCATION SET WITHIN
FINDRASSIE MASTERPLAN
NEIGHBOURHOOD

ADJACENT UNIT PRE-LET TO
TESCO EXPRESS (STP)

SUITABLE FOR RETAIL USE
MAY SUIT OTHER USES
SUBJECT TO PLANNING

FLOOR AREA
UNIT 1: 216 M² (2,325 FT²)

AVAILABLE AS A WHOLE OR
MAY SUB-DIVIDE

ON-SITE CAR PARKING
EASY CONNECTION TO A941
& A96 TRUNK ROAD

EARLY ENTRY

SALE PRICE: £380,000



WHAT 3 WORDS



VIDEO TOUR

UNIT 1, NEW BUILD COMMERCIAL UNIT, FINDRASSIE, ELGIN, IV30 4PR

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New Build Ground floor Commercial Unit Findrassie, Elgin



FIND ON GOOGLE MAPS

LOCATION

Elgin is situated approximately 66 miles northwest of Aberdeen and 38 miles southeast of Inverness. Within the Moray Council area, Elgin is the main administrative, business and service centre with Forres, Buckie, Lossiemouth (approximately 4 miles distant) 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, population 92,910 (2012 NRS). The town is home to the HQ offices of Moray Council, is 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. Moray is reported to have one of the lowest rates of unemployment in Scotland.

The development benefits from being situated on the northern periphery of Elgin approximately 1 mile from the city centre and enjoys easy access to the (A941) Elgin to Lossiemouth thoroughfare as well as the main A96 trunk road. The subjects will provide commercial amenity and facilities within a large-scale residential development at Findrassie, which is a major land release allocated for housing. The Masterplan covers a total area of approx. 112 Hectares which includes 100 Hectares of housing land.

DESCRIPTION

The available accommodation comprises Units 1 forming part of a wider commercial development, with the neighbouring ground floor unit to be occupied by Tesco Express. The subjects are situated on the ground floor of a part single-storey and part three-storey building, with residential apartments occupying the upper levels. The property forms part of the larger Findrassie Masterplan residential development.

The building is of steel frame and concrete block construction under a pitched roof clad with reconstituted slate. The external elevations are finished in a combination of regency buff cast stone and smooth white wet dash render. Each commercial unit benefits from full-height glazed display frontages with powder-coated grey aluminium framing and fascia signage zones above.

Internally, the accommodation provides open-plan space finished to a developer's shell specification, with concrete floors, servicing tails, and pop-ups for utility connections, ready for tenant fit-out.

Externally, the site provides shared on-site car parking, including disabled bays, cycle stances, and a vehicular turning area.





AVAILABILITY SCHEDULE, FLOOR AREAS AND PRICING

UNIT No.	FLOOR AREA		SALE PRICE	AVAILABLE
Unit 1	216 m ²	2,325 ft ²	£380,000	FOR SALE

EPC

Documentation available on request.

RATEABLE VALUE

The unit will require to be assessed for business rates on occupation.

PLANNING

The unit is suitable for Class 1A (Shops, Financial, Professional and Other Services) in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997. The unit may suit a range of other uses subject to planning. Please contact the marketing agents to discuss any proposals. **Due to the upper floors of the building being in residential use, Hot Food Takeaway will not be permissible in the building.**

SERVICE CHARGE

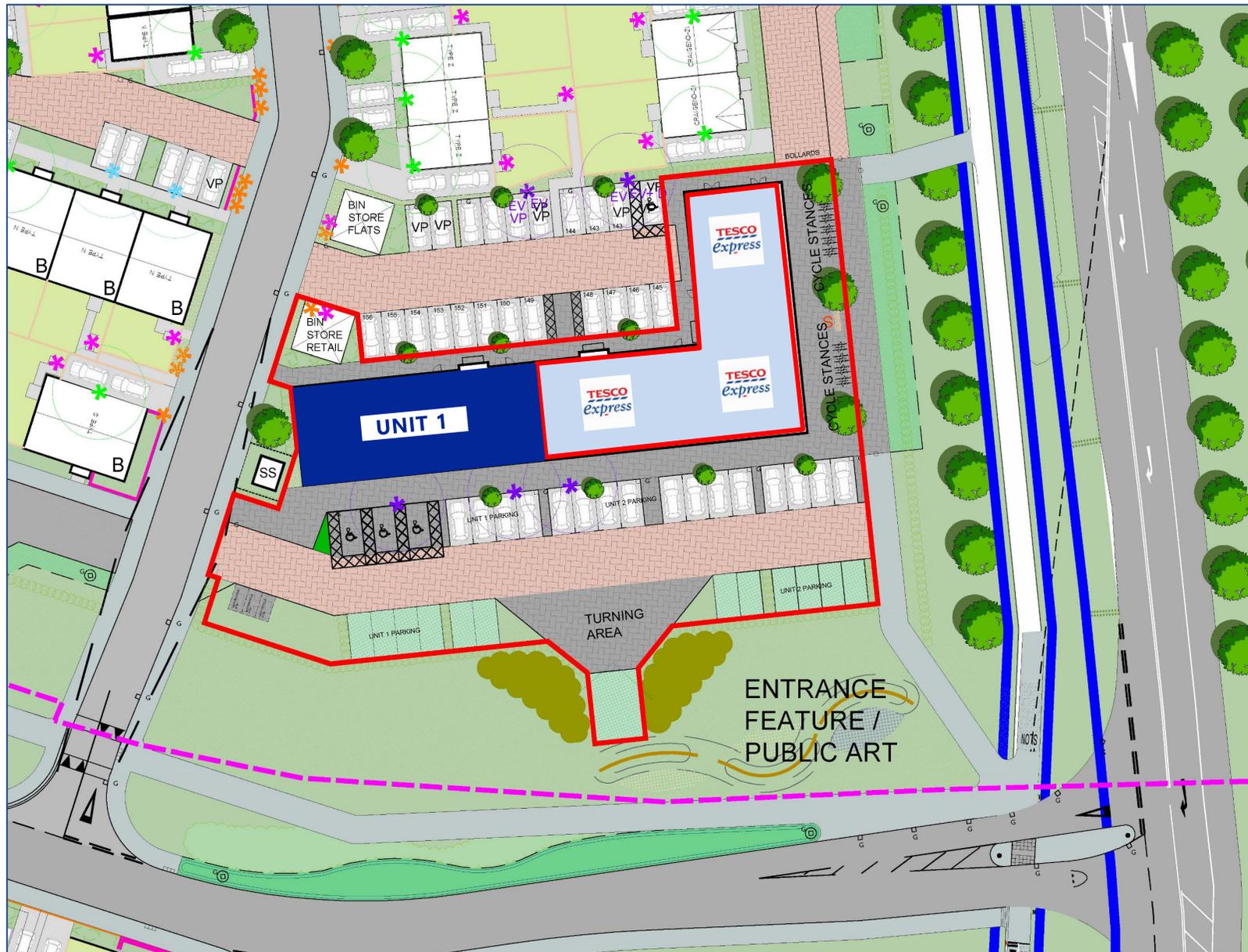
There will be a small service charge payable to cover the maintenance of the common areas of the development. Details can be provided on request.

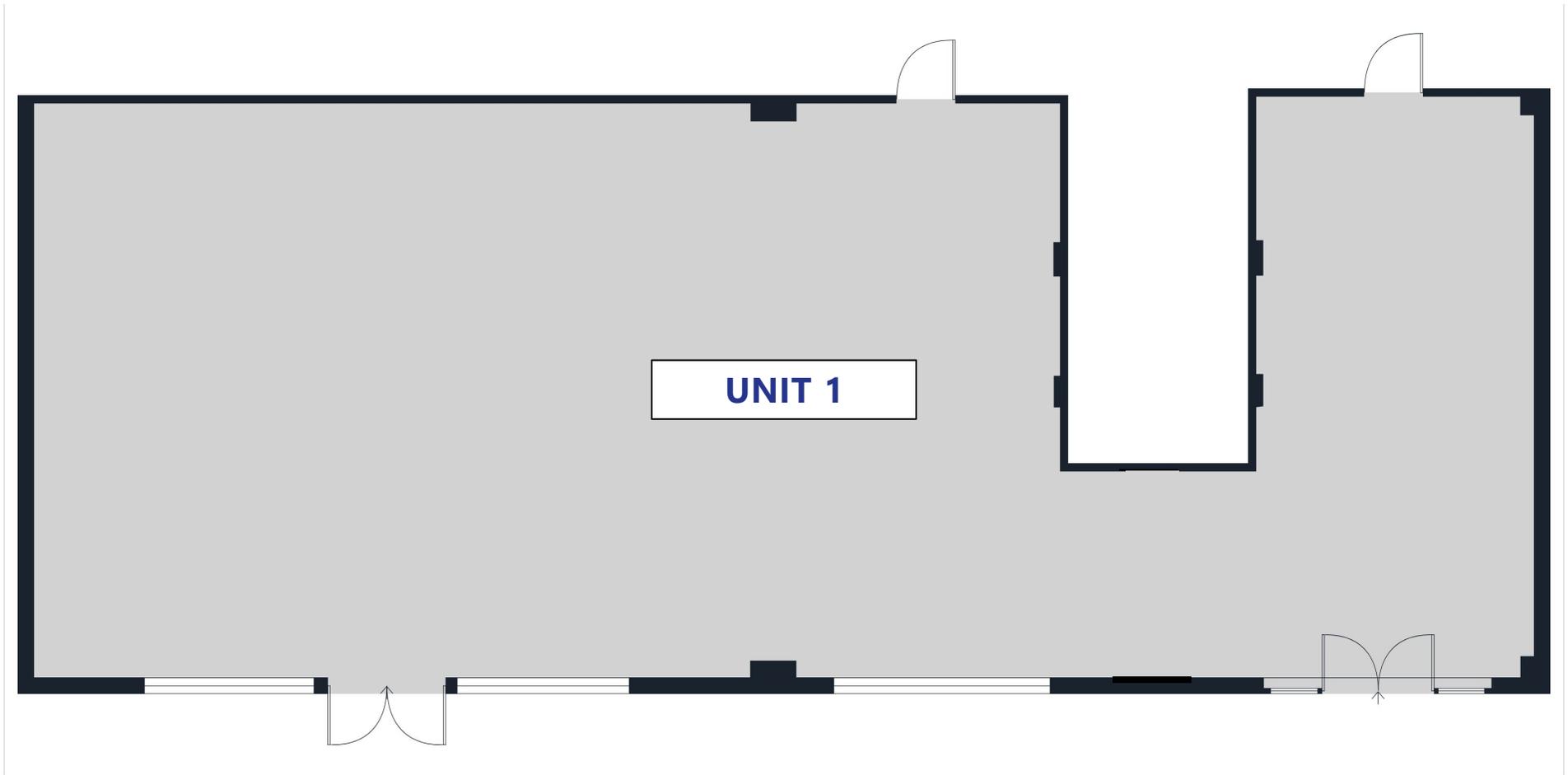
SALE TERMS

The unit is available "For Sale" at the asking price of £380,000, exclusive of VAT.

LEGAL COSTS & VAT

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







THE DEVELOPMENT

The new commercial units form the ground floor of a building set within the wider landscape led Masterplan for Findrassie and will occupy a prominent location at the main entrance off Lunan Road. The Masterplan provides for 1,500 phased housing types ranging from starter homes to family and retirement units as well as offering self-build plots. Also included will be a centrally located school, community facilities, allotments, amenity open spaces and sports facilities. There will also be good walking and cycling routes throughout the development.

Barratt Homes have now delivered the first housing phase under their own brand and that of David Wilson Homes. Sales have been progressing well with a minimum delivery rate of 60 units per year projected and therefore the site is establishing quickly. Construction work has now completed on the ground floor commercial units.

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: February 2026

Get in Touch

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



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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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