

FOR SALE

(GROUND FLOOR
& BASEMENT)

Offices with Potential for
Alternative Usage, including
Conversion to Residential,
(Subject to Planning)

Part of Attractive Traditional
Category "B" Listed Ornate
Stone & Slate Building

On-Site Car Parking

Shared Garden Grounds and
Dedicated Single Car Garage

Floor Area: 292 m² (3,141 ft²)

Sale Price: £189,500



WHAT 3 WORDS

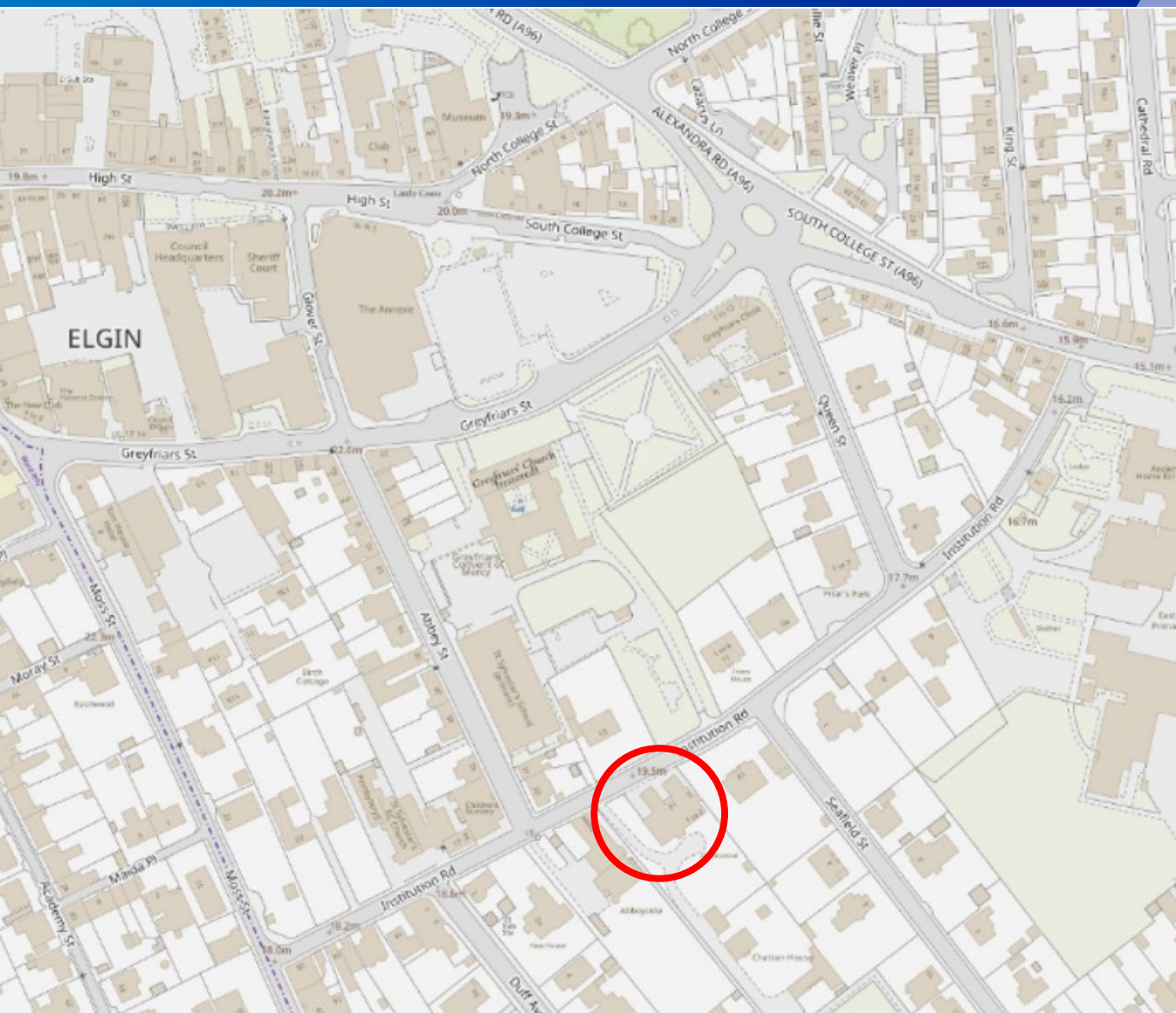


VIDEO TOUR

12 INSTITUTION ROAD, ELGIN, IV30 1QX

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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 themselves are located within a mixed-use area to the south of Elgin town centre on the southern side of Institution Road which easily connects to both the A941 and A96 main roads. The subjects are accessed directly off Institution Road. There is a tarmac surfaced area to the front of the building. A ramped access leads to the main entrance door plus there is a gravelled over car parking area at the side of the property.

**GROUND FLOOR & BASEMENT OFFICE
WITH REDEVELOPMENT POTENTIAL**



FIND ON GOOGLE MAPS

Nearby occupiers include East End Primary School, Abbeyside Nursing Home, Saint Sylvester's R C Church as well as a number of hotels and Guest House establishments.



DESCRIPTION

The subjects comprise the ground and basement floors within a wider two storey and basement building. The upper first floor of the building is in residential use and is in separate ownership. The property has shared external grounds.

The main building is of traditional pointed stonework construction under a multi-pitched slate clad roof. The subjects have two single storey extensions at the front elevation which are of masonry construction under flat roofs.

Internally, the subjects have a mixture of timber and solid flooring overlaid in a mixture of vinyl and carpet floor coverings and a mainly plasterboard lined walls and ceilings. Natural daylight is provided by a mixture of single glazed sash and case windows and uPVC double glazed windows. Some windows have secondary glazing. The kitchen is equipped with floor units which incorporate a stainless-steel sink.

The accommodation provides a large open reception area, a mixture of open plan and cellular offices, kitchen, staff room, WCs and storage. A staircase accessed off the kitchen leads down to the basement area which provides basic storage space and a server room.

The subjects occupy a reasonably level and regularly shaped site which extends in total to approximately 0.6 acres (0.24 hectares) or thereby including the footprints of the buildings. We understand the grounds are shared between the subjects and the residential flats above. The subjects have a single car garage within a terrace of 3 which is of blockwork construction rendered externally with a mono-pitched profile metal sheet clad roof.

FLOOR AREAS

The property extends to the undernoted floor areas:

Floor	m ²	ft ²
Ground	237.24	2,554
Basement	54.58	588
Total	291.83	3,141



EPC

The property has an EPC Rating of “tbc”.

The EPC Certificate and Recommendations Report are available on request.

PLANNING

The property was formerly operated as offices within Class 4 (Business) use in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

This use could continue or there may be scope for conversion to residential or other uses, subject to securing the appropriate planning use consent.

RATEABLE VALUE

The property is listed in the current Valuation Roll with an NAV/RV of £25,750.

SALE TERMS

The property is available “For Sale” with the benefit of vacant possession.

A sale price of £189,500, exclusive of VAT is sought in respect of our client’s heritable interest (Scottish Equivalent of English Freehold) in the property.

VAT

The property is elected for the purposes of VAT.

VAT will therefore apply to any sale.

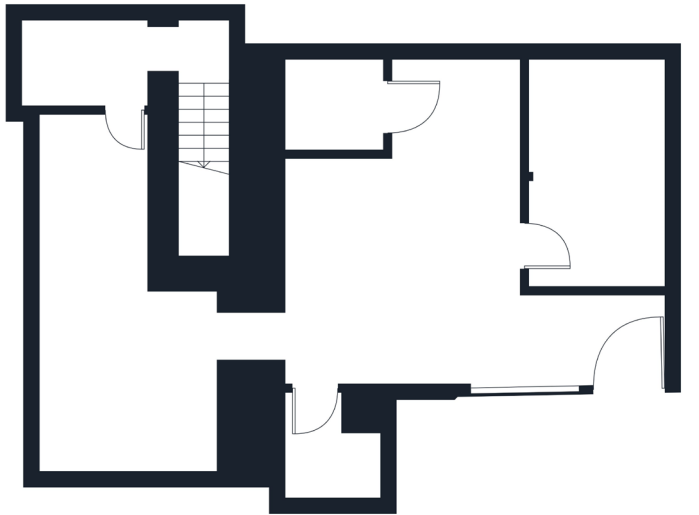
LEGAL COSTS

Each Party will be responsible for their own legal costs.

In the normal manner, the purchaser will be responsible for LBTT, Registration Dues and any VAT thereon.



GROUND FLOOR



BASEMENT







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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