

TO LET

SHOWROOM/
TRADE COUNTER UNIT

PRIME LOCATION

EASY ACCESS TO TRUNK ROADS

EXTENDS TO 329.48m² (3,547 ft²)

AMPLE ON-SITE PARKING

MAY SUIT VARIOUS USES, STP

FLEXIBLE LEASE TERMS

RENT: £28,000 PER ANNUM

EARLY ENTRY AVAILABLE



WHAT 3 WORDS



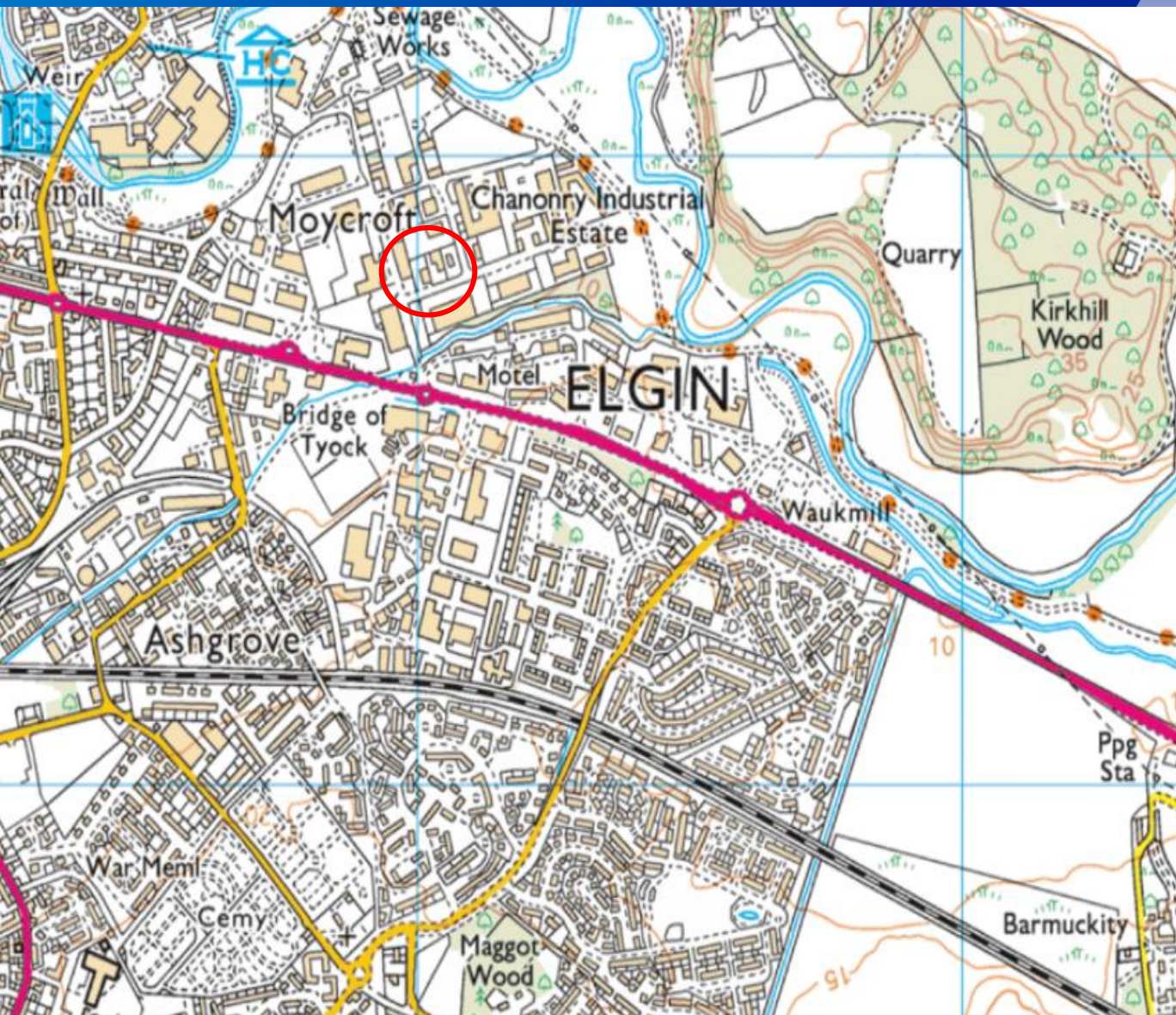
VIRTUAL TOUR



1 CHANONRY ROAD SOUTH, ELGIN, IV30 6NG

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LOCATION

Elgin is the administrative and commercial centre for Moray, situated between Inverness and Aberdeen in the northeast of Scotland. The town benefits from strong transport links via the A96 trunk road, connecting it directly to both Inverness (approx. 38 miles to the west) and Aberdeen (approx. 66 miles to the east), as well as regular rail and bus services.

Chanonry Industrial Estate is a well-established and strategically located industrial area on the eastern edge of Elgin. It hosts a diverse mix of occupiers including trade counter operators, light industrial businesses, and distribution companies. The estate offers excellent access to the A96 and surrounding areas, making it a sought-after location for business operations in the region.

Near by occupiers include Booker Wholesale, Speyside Fruits and M&H Carriers. Moray Catering Equipment will occupy the rear part of the building.

DESCRIPTION

The subjects comprise the front section of an industrial property, currently fitted out as a showroom and trade counter. The building is of steel portal frame construction with harled masonry to dado height and profiled metal cladding above. The front elevation includes full-height glazing to the showroom area.

Internally, the accommodation provides a large open-plan showroom, a series of offices, private meeting rooms, and a rear workshop/store. Staff facilities include a kitchen, toilets, and breakout areas. The layout supports a mix of customer-facing retail and back-office or light industrial functions.

The building is fitted with solid floors, a mix of surface-mounted and perimeter trunking, and standard lighting. It is suitable for a range of commercial uses, including trade counter, showroom, or hybrid operations.

Externally, there is on-site car parking to the front and side of the building, offering generous parking provision and space for deliveries.

Opportunity to occupy a prominent showroom/trade-counter property in a busy industrial estate.



FIND ON GOOGLE MAPS



FLOOR AREA

The approximate Gross Internal Area is as follows:-

Showroom/Warehouse: 329.48 m² (3,547 ft²)

SERVICES

Mains water and electricity. Drainage is to the public sewer system.

RATEABLE VALUE

The subject currently have two entries in the Valuation Roll as follows:

Unit 1A | Showroom: NAV/RV:£14,250

Unit 1B | Workshop: NAV/RV:£9,500

PLANNING

Suitable for: Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage or Distribution)

EPC

The property has an EPC rating of Band F. A copy of the EPC and Recommendation Report can be provided on request

SERVICE CHARGE

There is currently no service charge system in place.

LEASE TERMS

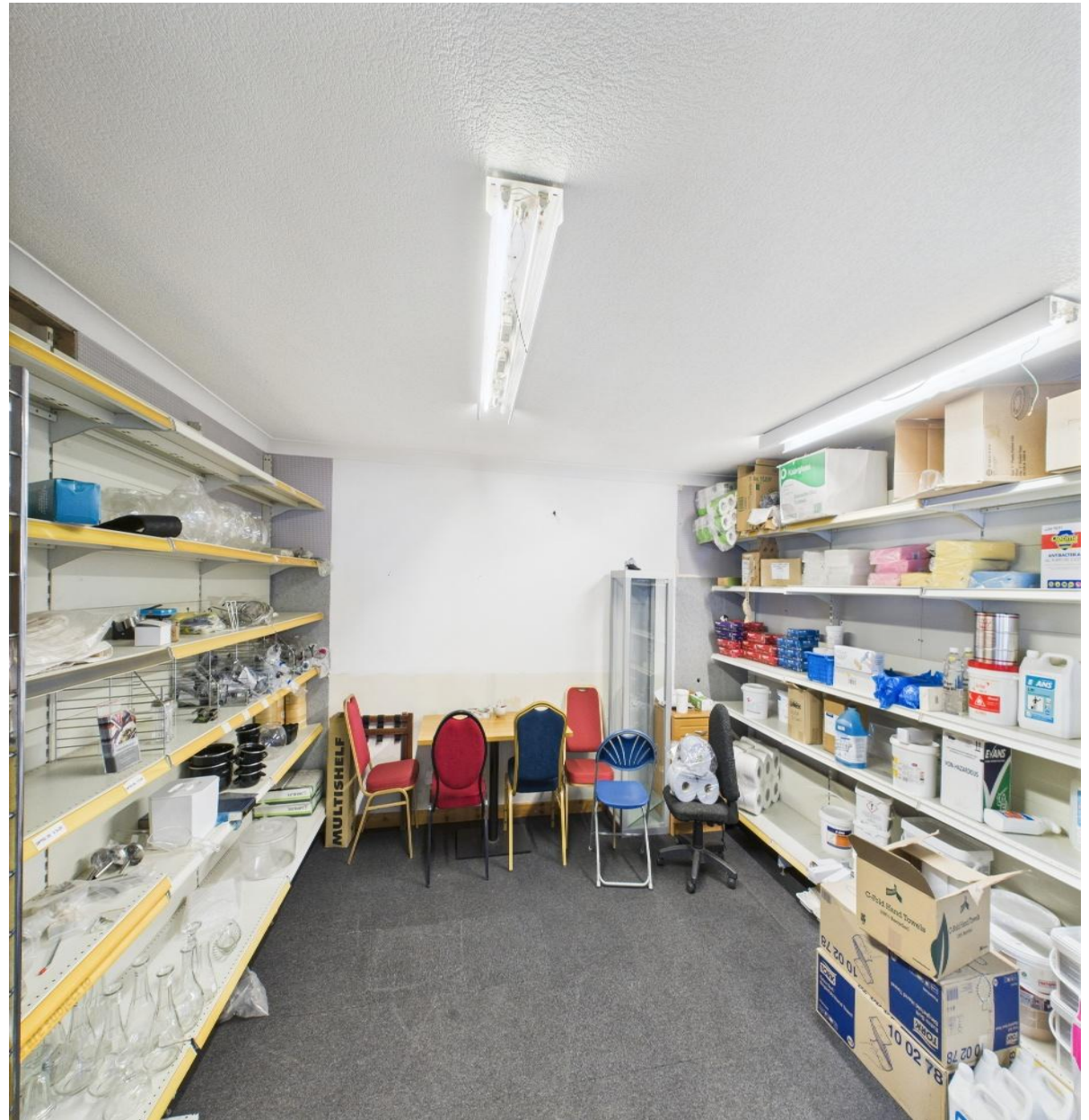
The subject is available "To Let" on terms to be agreed at an asking rental of £28,000 per annum exclusive of VAT.

LEGAL COSTS

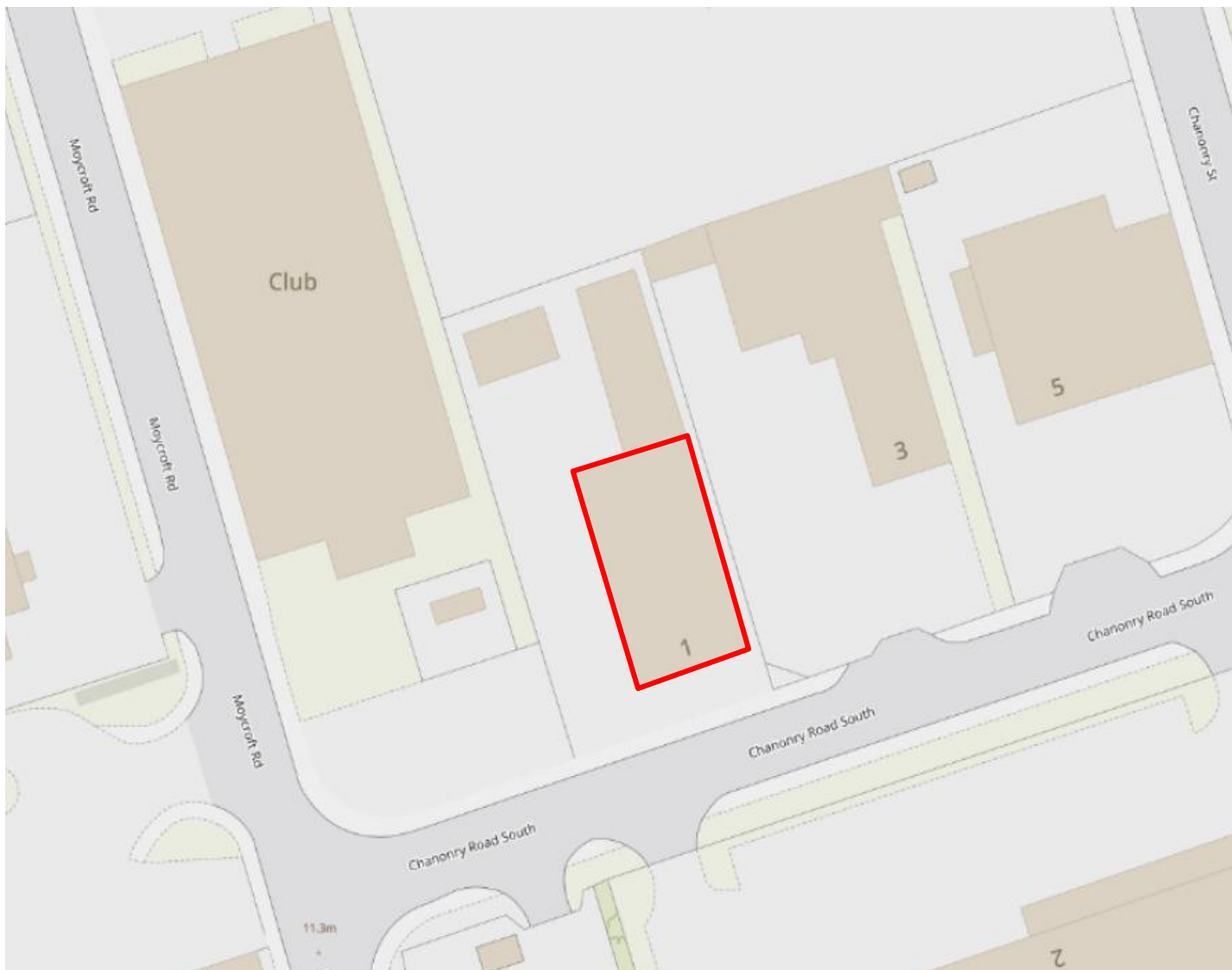
Each party will be responsible for their own legal costs incurred in connection with any transaction. In the normal manner, the tenant will be responsible for LBTT, Registration Dues and VAT thereon. VAT will apply to any transaction.

ENTRY

Entry is available subject to conclusion of missives.







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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