

FOR SALE BY ONLINE AUCTION

Auction Date:
16th April 2026

ATTRACTIVE DETACHED
"B" LISTED BUILDING
OVER 3 FLOORS

MOST RECENTLY OPERATED AS
A BUSINESS CENTRE
PROVIDES 12 LETTING ROOMS

RE-DEVELOPMENT POTENTIAL
MAY SUIT A RANGE OF USES,
SUBJECT TO PLANNING

EXTENDS TO APPROX:
281 M² (3,029 FT²)

10 ON-SITE
CAR PARKING SPACES

Guide Price: £295,000



WHAT 3 WORDS

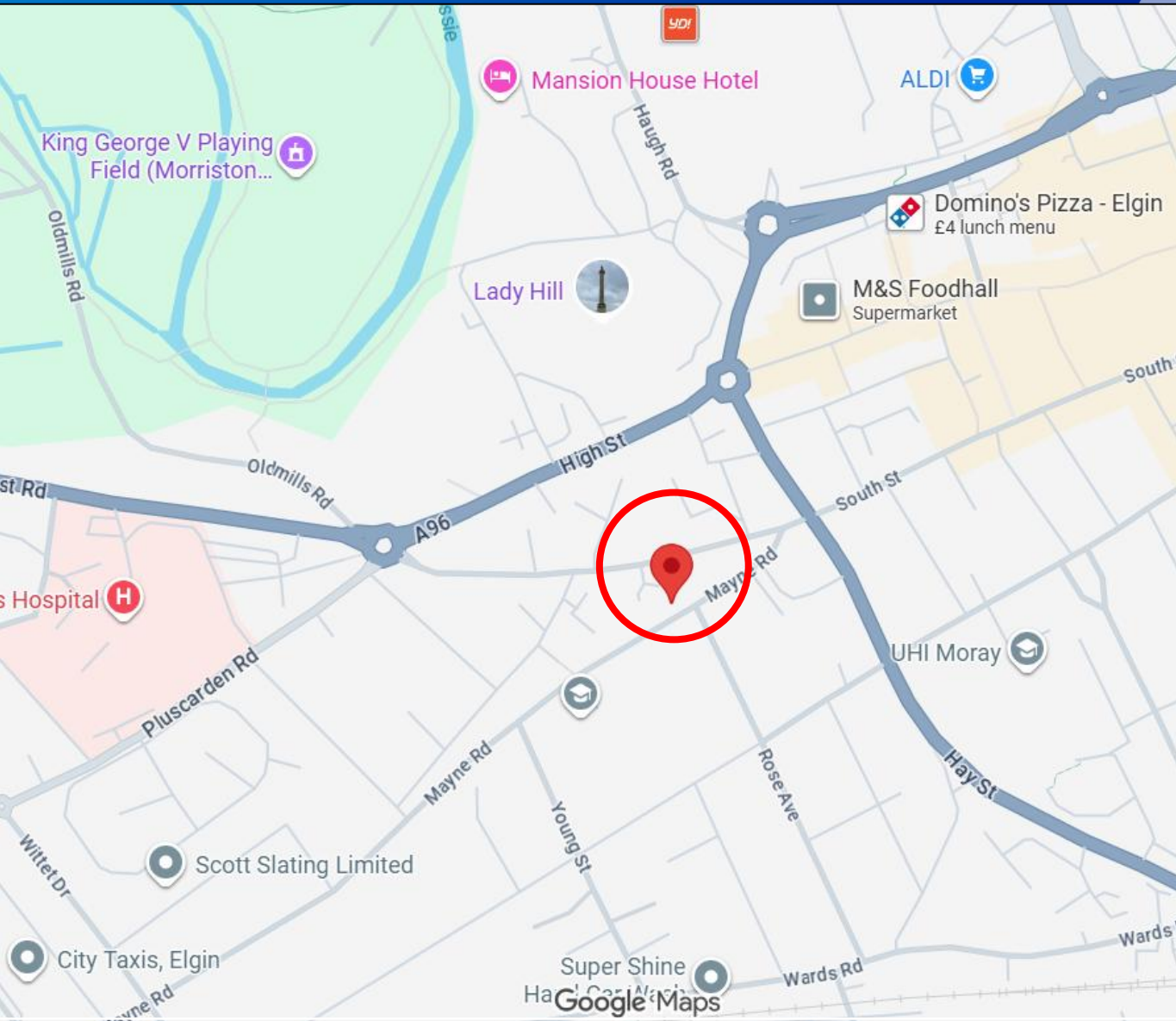


VIDEO TOUR

PROSPECT LODGE, 7 MAYNE ROAD, ELGIN, IV30 1NY

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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 occupy a prominent location on Mayne Road only a few minutes walk from the main High Street and the town centre. Access to the building is on both Mayne Road and from the rear car park on South Street a very busy thoroughfare which links directly to Hay Street forming part of the main A941.

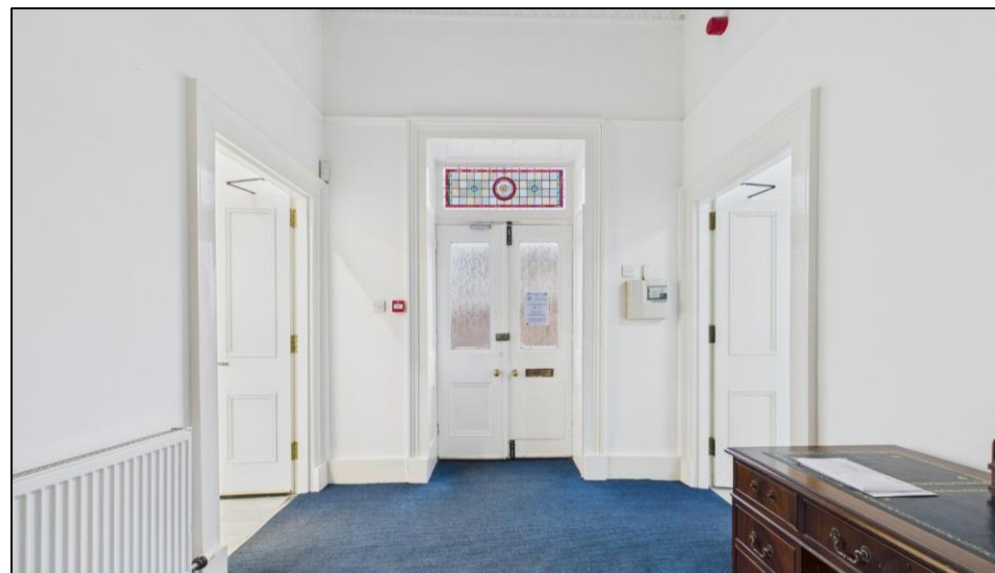
The surrounding area is primarily residential in nature and includes a number of local businesses, a primary school plus boutique hotels and B&B establishments. Dr Grays Hospital, a key NHS Grampian district general hospital is also located nearby.

**FORMER BUSINESS CENTRE
WITH REDEVELOPMENT POTENTIAL**



FIND ON GOOGLE MAPS

UPPER GROUND FLOOR



LOWER GROUND FLOOR



Description

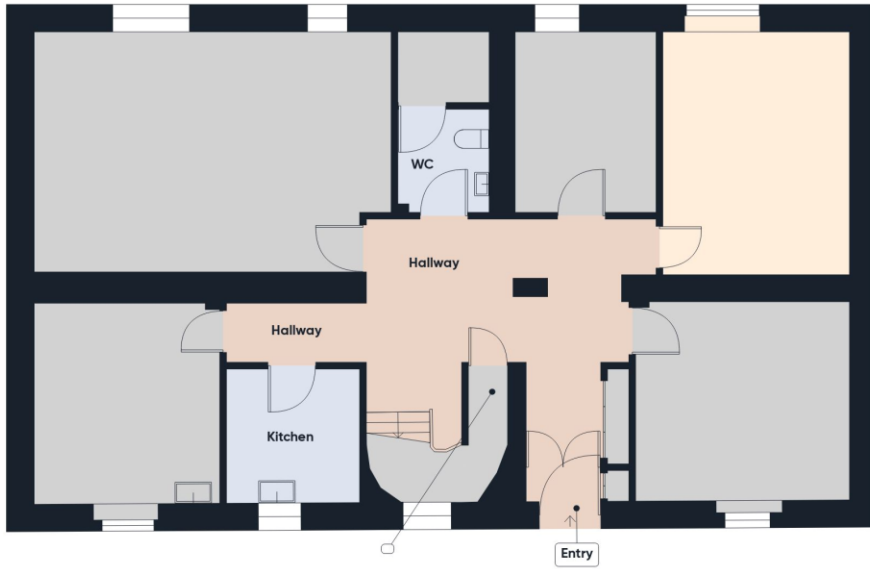
The property comprises an attractive detached two storey and attic, three bay Georgian “B” Listed building of stone and slate construction, built circa 1827. To the front of the building is a pilastered centre doorpiece approached by a flight of steps oversailing the lower ground floor, with a low coped boundary wall to Mayne Road. Windows are of 12 pane glazed design, with three canted dormers on the front roof slope and four piended dormers set back within the rear roof slope.

Internally, the building retains many of its original ornate features. The rooms have high ceiling heights with decorative coving and large windows allowing a high degree of natural light.

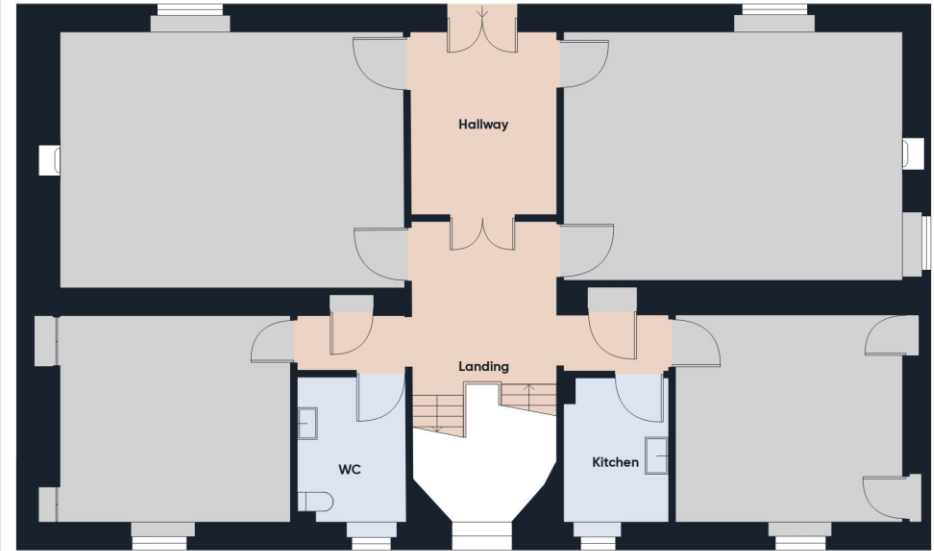
The building has most recently been operated as a business centre providing a total of 12 rooms utilised as a mix of offices and therapy suites across all floors. Such uses could continue or alternatively the property may present a redevelopment opportunity, subject to planning.

Lighting is provided by a mix of LED strip fittings and pendant light fittings. Heating is provided by wall mounted radiators fed from a gas fired boiler. Ample IT and electrical points are installed throughout in addition to a high-speed internet connection. Each floor within the building has both toilet and kitchen facilities. There is a car park accessed off South Street at the rear of the building which provides 10 demarcated car parking spaces. The building is DDA compliant with ramped access provided at the rear.

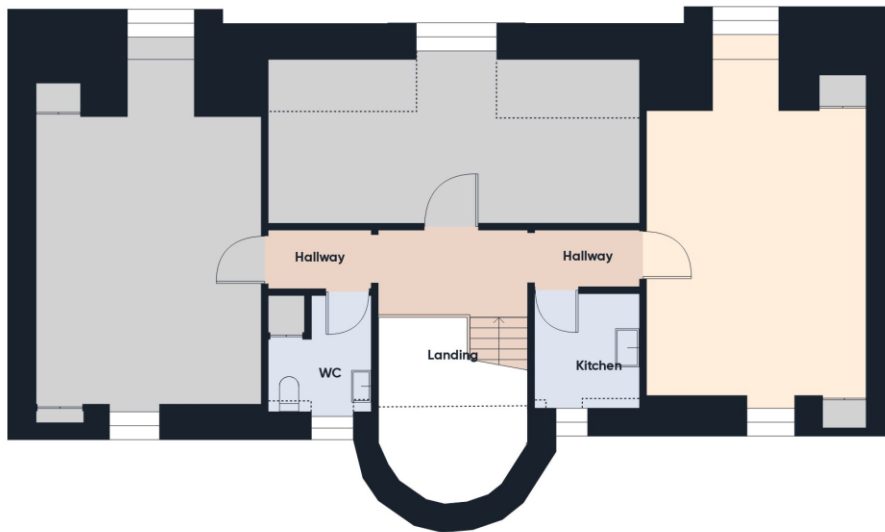
There is a copy of the Land Registry Plan overleaf. The subjects comprise the area outlined in red. The tinted blue area refers to a pedestrian path shared in common with the proprietors of the neighbouring subjects, Commerce House. There is also a servitude right of vehicular and pedestrian access over the area tinted yellow.



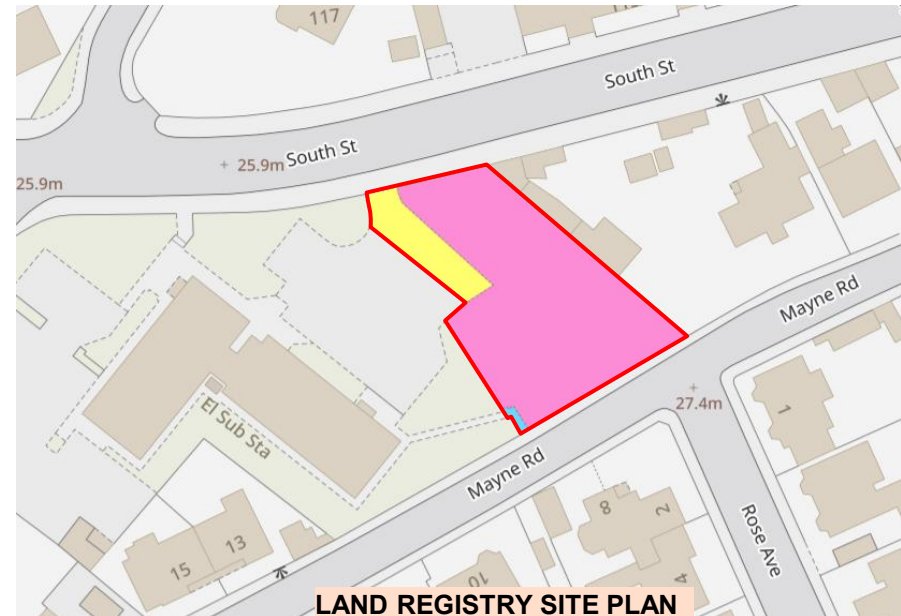
LOWER GROUND FLOOR



UPPER GROUND FLOOR



FIRST FLOOR



LAND REGISTRY SITE PLAN

FIRST FLOOR



Floor Areas

Floor	m ²	ft ²
Lower Ground Floor	98.16	1,057
Upper Ground Floor	106.61	1,147
First Floor	76.61	825
Total:	281.38	3,029

Rateable Value

The rooms within the building are currently listed individually on the Scottish Assessors web portal. Individual or combinations of rooms qualify for 100% rates relief in terms of the Small Business Bonus Scheme. The current and proposed values from 1st April 2026 are detailed within the table below:-

DESCRIPTION	CURRENT NAV/RV	PROPOSED 2026 NAV/RV
Lower Ground Floor		
Room 1	£2,150	£3,200
Room 2	£2,300	£3,400
Room 3	£1,000	£1,600
Room 4	£3,600	£5,600
Room 5	£3,300	£5,100
Upper Ground Floor		
Room 1	£2,700	£4,100
Room 2	£4,200	£6,500
Room 3	£4,200	£6,400
Room 4	£2,400	£3,800
First Floor		
Room 1	£3,000	£4,500
Room 2	£2,600	£4,000
Room 3	£3,000	£4,500
Totals:	£34,450	£52,700



Auction Date

The auction will be held on 16th April 2026 at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non-refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

Planning

The property was formerly operated as a Business Centre and would be suitable for office use. The property may be suitable for a range of other uses, subject to securing the appropriate planning use consent. Potential purchasers should make direct enquiries with Moray Council in this regard.

Guide Price

The property has a guide price of **£295,000**.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices, then the reserve price will not exceed the highest value quoted.

Buyer Fees

The buyer's fee is 2% plus VAT subject to a minimum of £2,000 plus VAT.

Legal Pack

Prospective purchasers are strongly advised to read the legal pack which contains information regarding the extent of the Title and drainage arrangements associated with the property. This is available to view online.

VAT

VAT will be payable on the purchase price. See Legal Pack.

Energy Performance Certificate

EPC Rating: "E" - See Legal Pack.

Get in Touch

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



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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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