

REDUCED SALE PRICE: £280,000

FOR SALE

OFFICE

**ATTRACTIVE
GRADE "B" LISTED BUILDING**

**PART INCOME PRODUCING/
INVESTMENT OPPORTUNITY**

ON-SITE CAR PARKING

POTENTIAL RE-DEVELOPMENT, STP

**PROMINENT CORNER LOCATION
HAY STREET / MORAY STREET
(PART OF A941 ROAD)**

FLOOR AREA: 349 M² (3,762 FT²)

REDUCED PRICE: £280,000

VAT FREE SALE



WHAT 3 WORDS

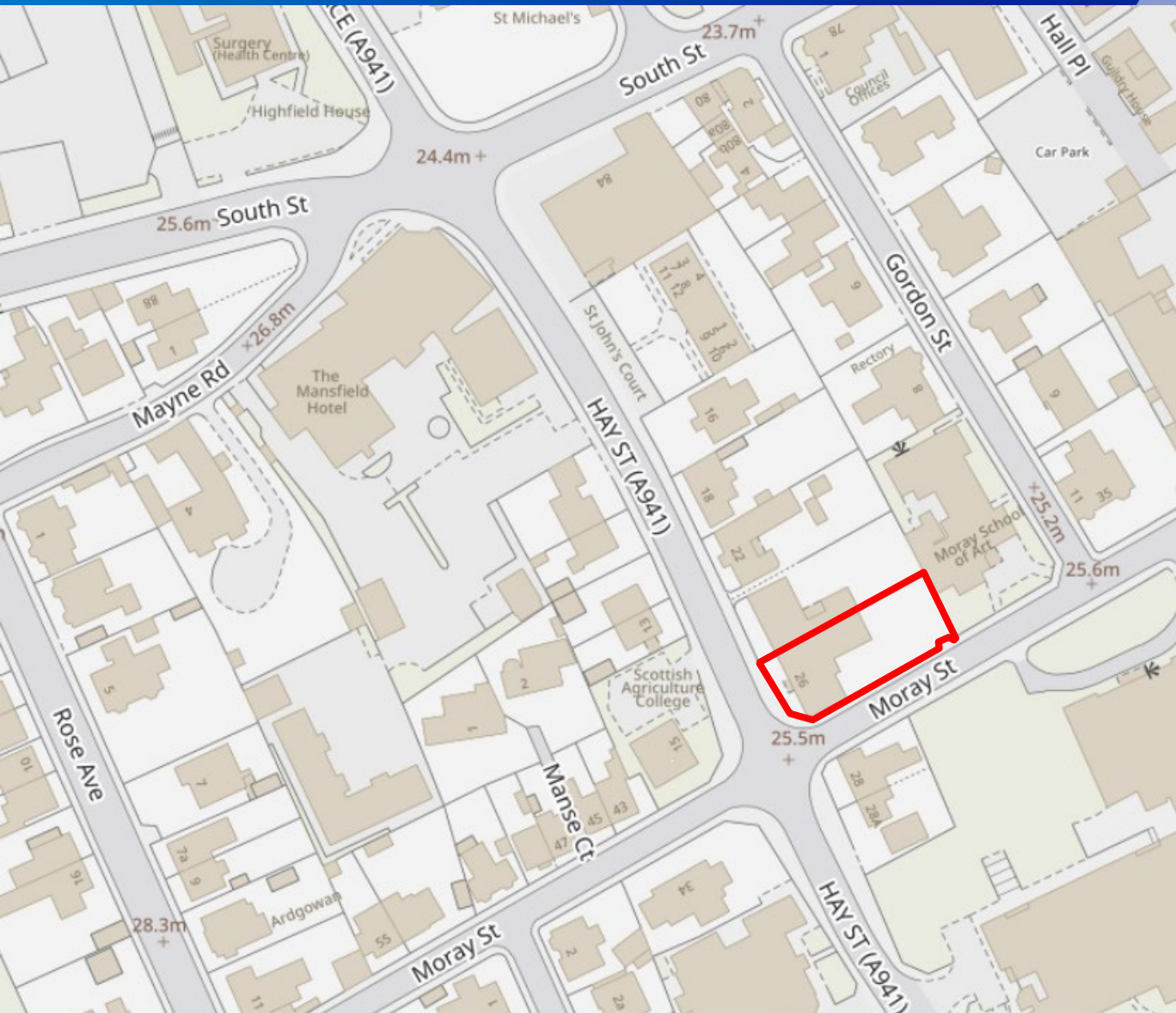


VIDEO TOUR

26 HAY STREET, ELGIN, IV30 1NQ

Contact: Linda Cameron | linda.cameron@shepherd.co.uk | 07789 004260
Neil Calder | n.calder@shepherd.co.uk | 07551 173667
www.shepherd.co.uk





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 the corner of Hay Street and Moray Street. Hay Street forms part of the A941 road one of the main arterial routes through Elgin.

The property is only a few minutes walk from the main High Street where a good mix of local and national operators can be found. The surrounding area to the subject property comprises a number of Hotels and B&B establishments. The Northfield Terrace Car Park is located nearby as is the Moray School of Art and Moray UHI College campus.

**EXISTING INCOME PRODUCING OFFICE BUILDING
WITH REDEVELOPMENT POTENTIAL**



FIND ON GOOGLE MAPS



DESCRIPTION

The subjects comprise an attractive Grade “B” Listed 2-storey 3-bay semi-detached building dating to the mid 19th Century with a basement plus a rear single-storey and attic extension. The main building is of traditional stone wall construction with decorative detailing set under a pitched slate clad roof. The front elevation features a classical portico over the entrance with Roman Doric columns and pointed ashlar dressings. Windows throughout predominantly comprise large 12-pane timber sashes providing a high level of natural light into the rooms.

The accommodation within the main building currently comprises an entrance hall leading to a staircase to the first floor; a board room; a large office room, a meeting room plus a reception/waiting area accessed from the rear car park. The first floor provides 5 office rooms plus staff kitchen and toilet facilities. The rear extension is of stone wall construction under a pitched and slate clad roof. It provides a large open plan office with staff ancillary facilities at ground floor level with storage space provided within an attic floor above.

Internally, a mix of surface mounted fluorescent strip and spot-lights provide lighting throughout. Heating is provided via wall mounted radiators fed via a gas fired wet system.

The subjects occupy a generally level rectangular shaped site bounded by stone walls. The overall site extends to approximately 0.17 acres (0.069 hectares) or thereby including the footprint of the building. There is a tarmac surfaced area providing 9 car parking spaces to the rear of the building accessed off Moray Street.

FLOOR AREAS

The gross internal area extends to approximately:-

Floor	m ²	ft ²
Basement	23.46	253
Ground Floor	182.74	1,967
First Floor	123.55	1,330
Attic Storage	19.74	212
Total:	349.49	3,762



EPC

The property has an EPC Rating: "C". The EPC Certificate and Recommendations Report are available on request.

PLANNING

The property is currently operated as offices falling under Class 4 (Business) use of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

The property may present a redevelopment opportunity, subject to securing the appropriate planning consent from the local planning authority.

RATEABLE VALUE

The property has a single entry in the current Valuation Roll with a NAV/RV of £20,250.

THE OPPORTUNITY /SALE TERMS

The property is currently part owner-occupied and part let to three tenants, all on all-inclusive flexible agreements. The current income generated from the let areas equates to £27,600 per annum, exclusive of VAT. The existing tenancies could remain in place and the vendor, who is in part occupation, would consider leasing space within the building, which would further increase the rental income.

Alternatively, by giving up to four months' notice to terminate the existing tenancy agreements, a purchaser could secure vacant possession of the building, if required.

Our client's heritable interest is available for sale subject to the existing tenancy agreements. **Unconditional offers at the reduced sale price of £280,000, exclusive of VAT are sought.**

LEGAL COSTS & VAT

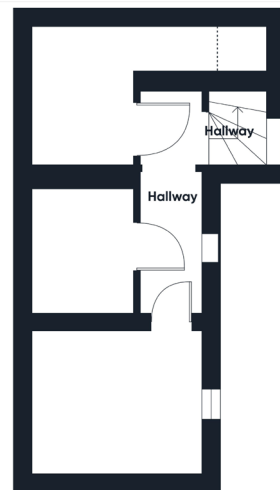
Each Party will be responsible for their own legal costs. The purchaser will be responsible for LBTT, Registration Dues and any VAT thereon.

VAT

The property is not elected for the purposes of VAT. Therefore, VAT will not apply to any transaction.



GROUND FLOOR



BASEMENT



FIRST FLOOR







Rear Car Park

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: August 2026

Get in Touch

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



Linda Cameron

linda.cameron@shepherd.co.uk



Neil Calder

n.calder@shepherd.co.uk

Shepherd Chartered Surveyors

Hazel House, Stoneyfield Business Park ,
Inverness, IV2 7PA t: **01463 712239**



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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