

TO LET

COMMERCIAL UNITS

PRIME LOCATION

EASY ACCESS TO TRUNK ROADS

EXTENDS TO 122.74m² (1,321 ft²)

YARD & DELIVERY SPACE

MAY SUIT VARIOUS USES, STP

FLEXIBLE LEASE TERMS

RENT £10,000 PER ANNUM

EARLY ENTRY AVAILABLE



WHAT 3 WORDS



VIRTUAL TOUR

UNIT C, 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 a rear commercial unit forming part of a larger showroom/trade counter property. The building is of steel portal frame construction with harled masonry walls to dado height and profiled metal cladding above.

Internally, the accommodation comprises open-plan storage/workshop space accessed via two roller shutter doors. The layout offers flexibility and is capable of being divided to provide two smaller self-contained units, with the property to be offered to let as two units, subject to landlord agreement and completion of any necessary works. The premises would suit a variety of storage, workshop, light industrial, trade counter or similar commercial uses, subject to obtaining any necessary consents.

The unit benefits from solid concrete flooring, lighting and basic electrical provision.

Externally, there is on-site parking and yard space adjacent to the unit, providing parking provision together with loading and delivery facilities, subject to agreement with the landlord.

Opportunity to occupy a prominent unit in a busy industrial estate.



FIND ON GOOGLE MAPS



FLOOR AREA

The approximate Gross Internal Area is as follows:-

Accommodation	M ²	Ft ²
Unit C	122.74 m ²	1,321 ft ²
Total	122.74 m²	1,321 ft²

SERVICES

Mains water and electricity.

RATEABLE VALUE

The subject are currently entered in the Valuation Roll as follows:

Unit 1C | Store: NAV/RV:£14,000

PLANNING

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

EPC

A copy of the EPC certificate is available upon request.

LEASE TERMS

The subjects are available To Let on flexible lease terms, with a quoting rent of £10,000 per annum exclusive of VAT. The property is capable of being occupied as a single unit or, alternatively, subdivided to provide two self-contained units, each benefiting from independent roller shutter access, subject to necessary consents and Landlord approval.

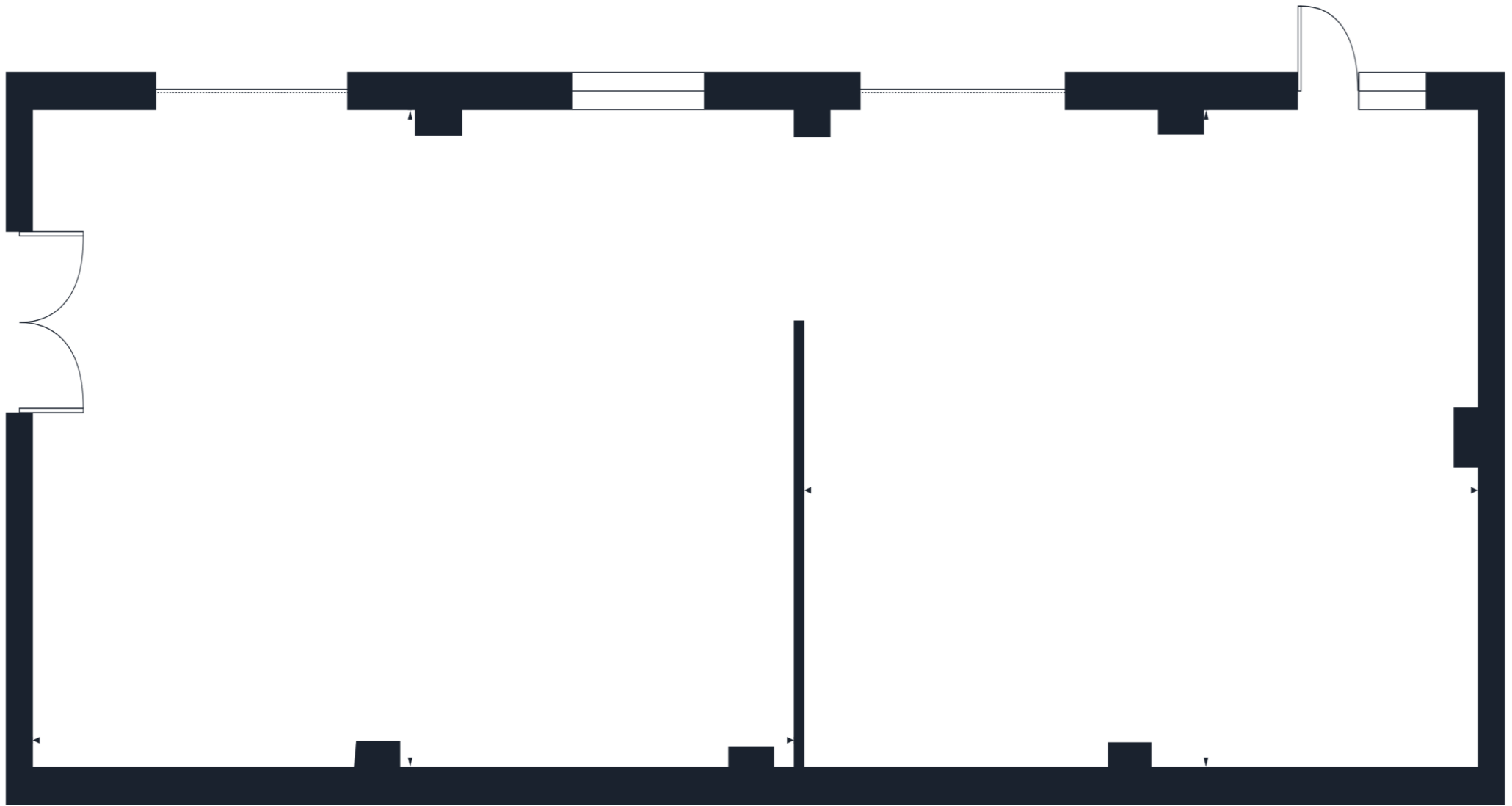
LEGAL COSTS

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

Early entry is available subject to conclusion of missives.





INDICATIVE FLOOR PLAN



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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