



TO LET

OFFICE

GROUND FLOOR OFFICES WITHIN
GRADE "C" LISTED
ATTRACTIVE BUILDING

SET WITHIN WELL MAINTAINED
WALLED GARDEN GROUNDS

PROMINENT LOCATION OPPOSITE
ELGIN RAILWAY STATION

4 NO SPACIOUS MODERN OFFICES

DISABLED ACCESS &
EASY PARKING NEARBY

RECENTLY REFURBISHED
TO HIGH STANDARD

QUALIFIES FOR 100% RATES RELIEF

FLOOR AREA: 75.36 M² (812 FT²)

£15,000 PER ANNUM (£1,250 PCM)

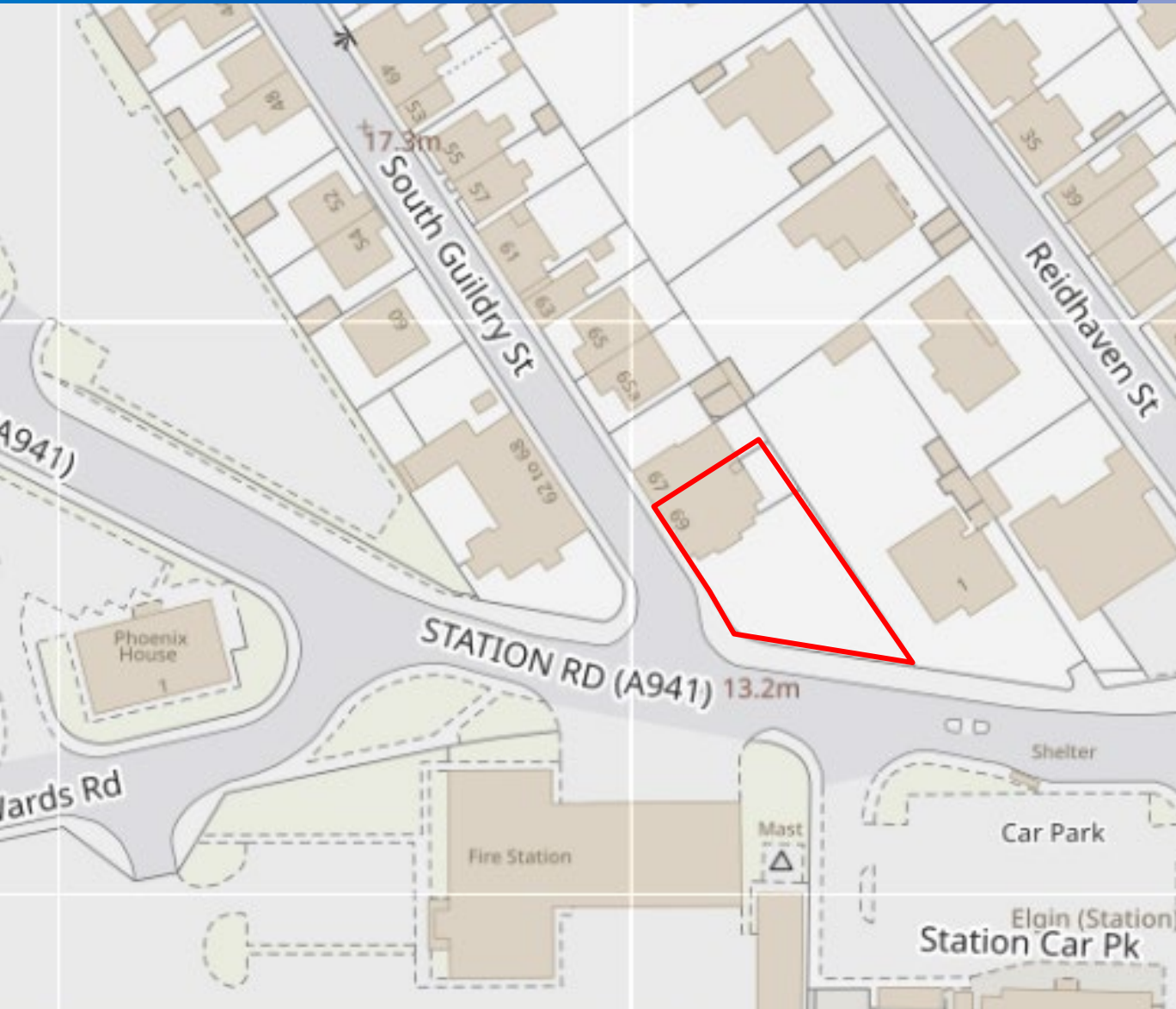


WHAT 3 WORDS

ST BRENDANS, 69 SOUTH GILDTRY STREET, ELGIN, IV30 1QN

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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.

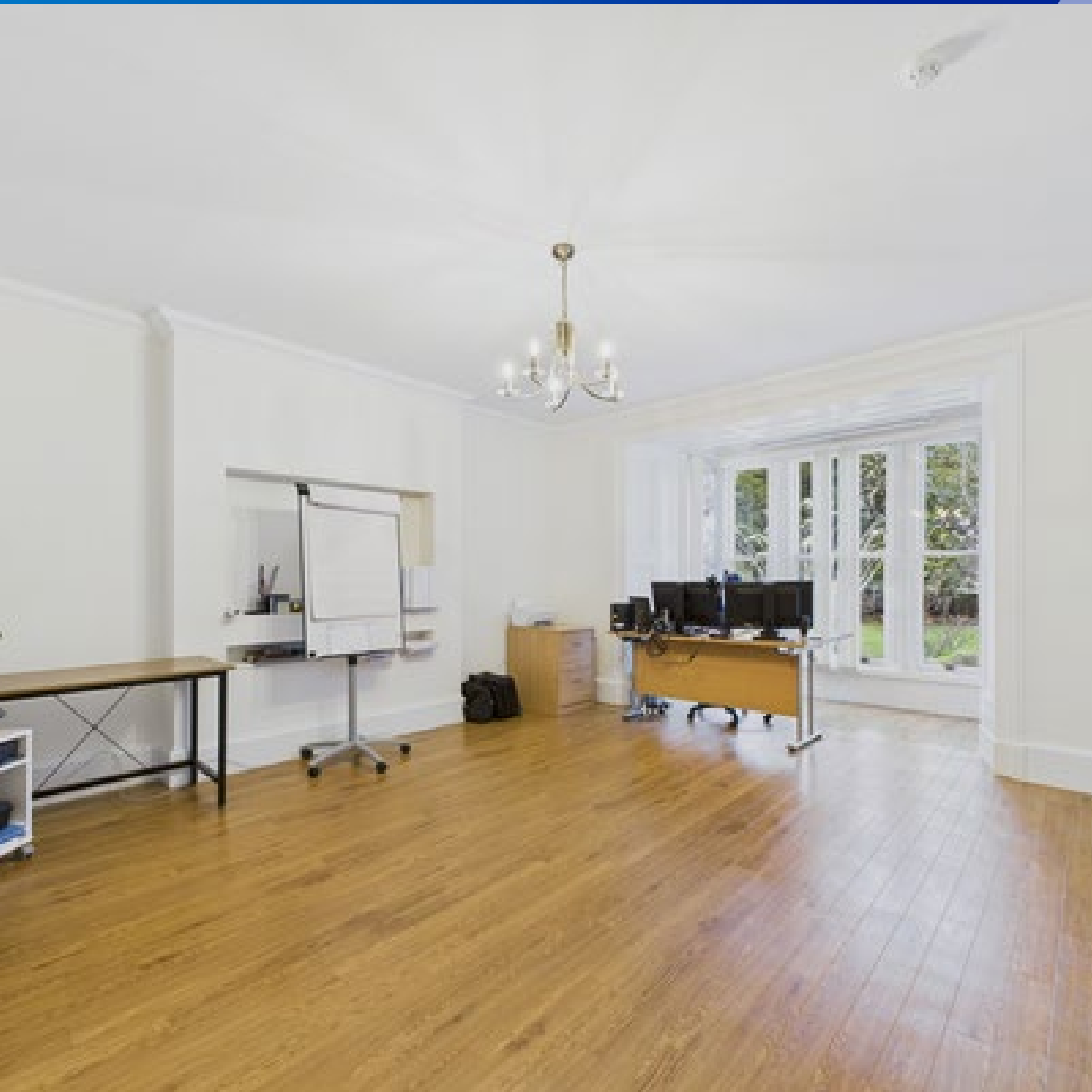
The subjects occupy a prominent location on South Guildry Street near its junction with Station Road which forms part of the main A941 road one of the main arterial routes through Elgin.

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 subjects comprises a number of residential properties, Hotels and B&B establishments. Elgin Railway Station and Fire Station are directly opposite the property with Moray College UHI Campus in close proximity. Both Asda and Lidl supermarkets are nearby.

**MODERN DDA COMPLIANT GROUND FLOOR OFFICES
IN EXCELLENT WALK-IN CONDITION**



FIND ON GOOGLE MAPS



DESCRIPTION

The subjects comprise an attractive Grade C Listed, two-storey, three-bay semi-detached villa dating from the mid-1860s, with a later 19th-century porch addition and elegant projecting bay windows. Constructed of traditional stone with attractive decorative detailing beneath a piended natural slate roof. The impressive central entrance is framed by large decorative glazed windows with recessed tripartite windows to either side, all linked by a balustraded parapet incorporating a bracketed cornice and distinctive ball finials, creating an impressive and welcoming façade.

The accommodation, located entirely at ground floor level, has recently undergone a comprehensive refurbishment to a high standard and is presented in true walk-in condition. The layout comprises an entrance vestibule opening into an impressive reception hallway, four spacious offices, a contemporary fitted kitchen complete with integrated dishwasher, fridge, microwave and instant hot water unit, together with a useful storeroom and a newly refurbished WC incorporating a wheelchair-accessible electric shower.

Throughout, the accommodation is bright and airy, with large windows flooding the interior with natural light. The specification includes a combination of contemporary feature lighting, gas-fired central heating via wall-mounted radiators, a serviced intruder alarm system and a fully installed Automatic Fire Detection system, providing a modern and comfortable working environment.

Externally, the property occupies beautifully maintained landscaped garden grounds enclosed by traditional stone-coped boundary walls, enhancing both its privacy and its prestigious setting. The gardens create an attractive first impression while also providing a pleasant environment for staff and visitors alike.

FLOOR AREAS

Office	Dimensions (m)	m ²	ft ²
Office 1	4.52 x 6.22	28.11	303
Office 2	3.85 x 6.15	23.68	255
Office 3	3.13 x 3.18	9.95	107
Office 4	4.54 x 3.00	13.62	147
Total:		75.36	812



EPC

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.

RATEABLE VALUE

The property has a single entry in the current Valuation Roll with a NAV/RV of £11,250.

The subjects qualify for 100% rates relief in terms of the Small Business Bonus Scheme.

SERVICES

Mains gas, electricity and water. The incoming tenant will be responsible for gas, electricity and water costs pertaining to their occupation of the space.

LEASE TERMS

The ground floor office suite is offered "To Let" on flexible lease terms for a period to be agreed.

A rent of £15,000 per annum, exclusive of VAT is sought (£1,250 per calendar month).

LEGAL COSTS & VAT

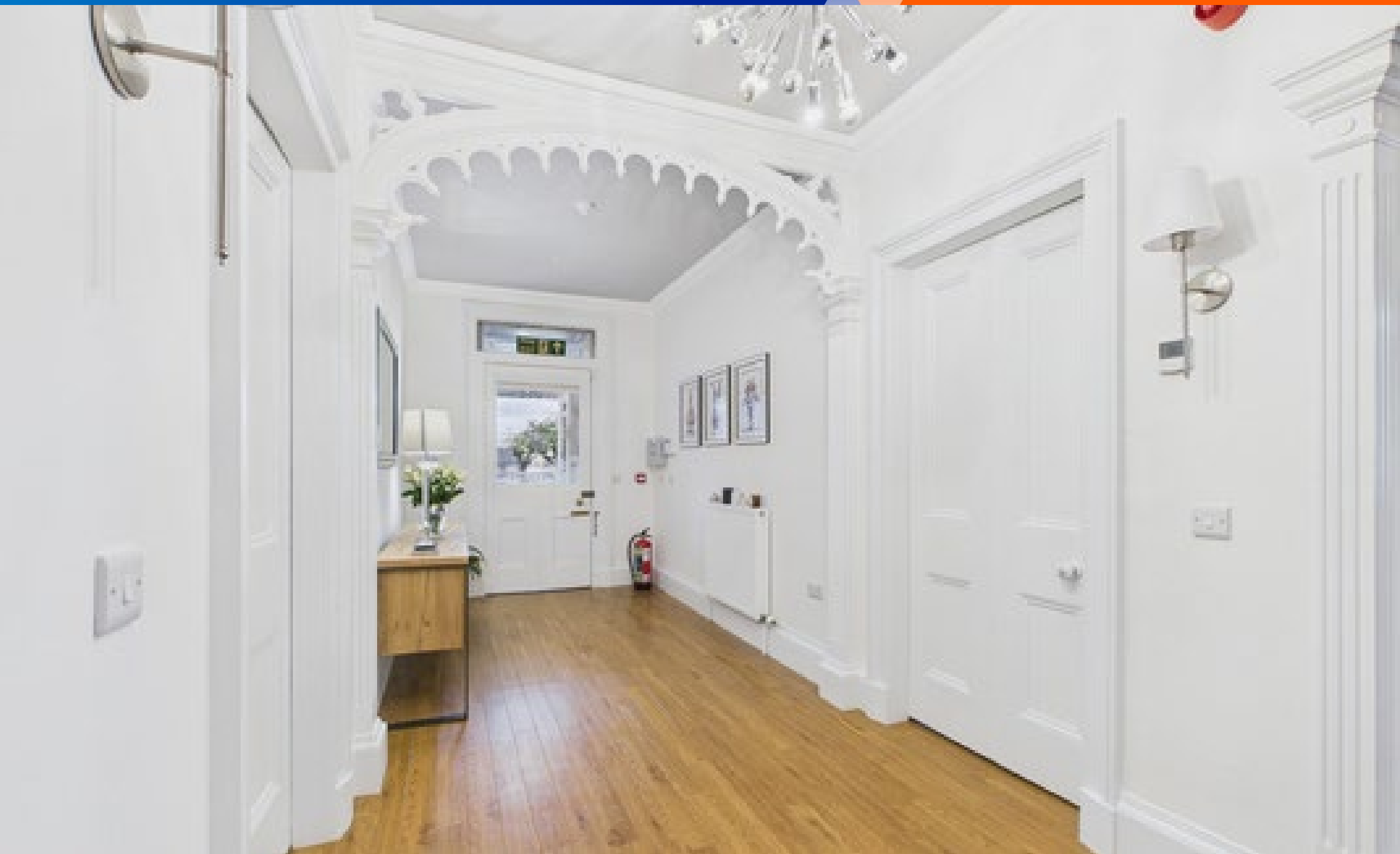
Each Party will be responsible for their own legal costs. The incoming tenant will be responsible for LBTT, Registration Dues and any VAT thereon.

VAT

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

INDICATIVE FLOOR PLAN









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: July 2026

Get in Touch

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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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