



**ALLIED
SURVEYORS
SCOTLAND**

Tel. 01463 239 494
www.alliedsurveyorsscotland.com



FOR SALE

16 Main Street, Elgin, IV30 6BH

- ✔ Commercial property previously operated as a nursery
- ✔ Located in close proximity to Elgin town centre
 - ✔ Qualifies for 100% rates relief
- ✔ Approximately 107 sq m (1,157sq ft)

Commercial Valuation | Agency | Investment Advice
Building Consultancy | Lease Renewals and Rent Review | Energy Reports



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DESCRIPTION

The subjects currently comprise a children's nursery, which closed in Summer 2016. The original building is of pointed stone construction beneath a pitched roof clad in slate incorporating dormer projections. There have been several additions to the subjects which are mainly single storey of pointed stone beneath a pitched roof clad in slate, however there is a modern rendered block extension to the rear which is beneath a pitched and flat roof clad in fibreglass. Internally the subjects benefit from solid concrete and suspended timber flooring. Walls and ceilings are a mixture of plasterboard lined and lath and plaster.

LOCATION

The subjects are located on Main Street on the southern outskirts of the town of Elgin which is located on the A96 road approximately 39 miles east of Inverness and 65 miles to the west of Aberdeen. Elgin is the administrative and commercial capital of Moray with a resident population of around 21,000 people.

ACCOMMODATION

The subjects have been measured in accordance with the RICS Code of Measuring Practice on a net internal area basis to give the following accommodation:

Ground Floor:

Play Room 1, Play Room 2, Adult WC,

Children WC, Disabled WC, Kitchen, Store,

Hallway, Entrance Hallway 1, Entrance
Hallway 280.265 sq m (864 sq ft)

First Floor:

Landing, Office 1, Office 227.21 sq m (293 sq ft)

TOTAL 107.475 sq m (1,157 sq ft)

SALE

Offers in the region of £125,000 are invited.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £7,800 effective 1st April 2017. The uniform business rate for the current year is 46.6 pence in the pound.

Occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme if the combined rateable value of all their business premises in Scotland is £35,000 or less.

UTILITIES

The property has supplies of mains water and electricity.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate is pending.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the preparation, negotiation and settlement of the documentation pertaining to the lease or sale including LBTT or VAT applicable.

ENTRY

On completion of legal formalities.



VIEWING AND FURTHER INFORMATION

By appointment via the sole letting agents Allied Surveyors Scotland plc.

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