

To Let



Town Centre Retail Unit

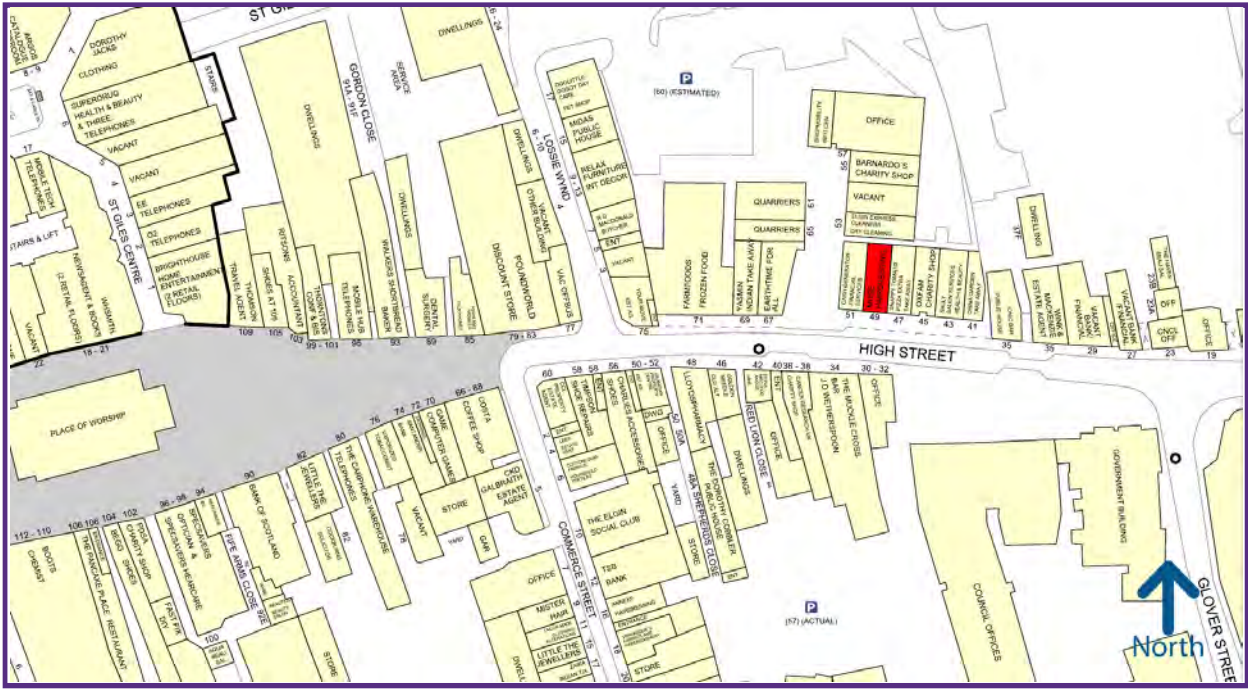
49 High Street
Elgin
IV30 1EE

111.6 sq.m (1,202 sq.ft)



FG Burnett

Call 01224 572661
www.fgburnett.co.uk



Location

The property is located on the North side of Elgin's High Street in close proximity to its junction with Lossie Wynd. Nearby occupiers include Sally Salon Services, Oxfam, Farmfoods, Lloyds Pharmacy, Cancer Research and Cash Generator.

Description

The property comprises a ground and first floor retail unit. The shop benefits from a modern aluminium glazed shop front. Internally, the ground floor provides front sales area with a WC and staff kitchen. The first floor provides further storage.

There is a public car park situated in close proximity to the rear of the shopping parade.

Floor Areas

The following approximate net internal floor areas have been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition):-

Ground Floor	67.4 sq.m	726 sq.ft
First Floor	44.2 sq.m	476 sq.ft
Total	111.6 sq.m	1,202 sq.ft

EPC Rating

A copy of the Energy Performance Certificate and Findings Report is available from the letting agents.

Lease Terms

The subjects are available on the basis of a new Full Repairing and Insuring lease for a duration to be agreed. Any longer term lease to incorporate upward only rent reviews.

Rent

£13,000 per annum.

Rateable Value

The Valuation Roll shows a Rateable Value of £10,500 with effect from 1 April 2017.

If this is your only property, under the Small Business Bonus Scheme, an occupier may be eligible for 100% relief. Should you occupy more than one property, the cumulative Rateable Values of your property fall on or below £35,000 RV, then there is a possibility that you could benefit from 25% relief on each property, providing that individually they are below £18,000.

VAT

Any rental quoted is subject to VAT which may be applicable.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any LBTT and Registration Dues applicable.

Entry

To be agreed upon conclusion of all legalities.

Viewing & Offers

Viewing is strictly by arrangement with the sole letting agent to whom all offers should be submitted in Scottish Legal Form.

Contact

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Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract.

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