



74-76 South Street, Elgin, IV30 1JG

- Substantial modern office building
- NIA: 722.11sq.m / 7,773sq.ft or thereby
- Private off street car parking
- Prominent building
- Potential investment opportunity



LOCATION

Elgin is the administrative centre of Moray and houses the Moray Council Headquarters. It is a well established retail centre and serves the surrounding area which includes the nearby RAF base. The property is located within the centre of Elgin and lies at the junction of South Street and Hall Place. Surrounding properties comprise a mixture of residential, retail and commercial uses.

DESCRIPTION

The property comprises an original two storey block which has been extended to the rear with private car parking. We understand the original building is in excess of 100 years of age with the extension being constructed approximately 25 years ago. The original section comprises a stone and slate roofed building which has been extended by a substantial two storey extension. The property benefits from open plan floor space with the provision of good ancillary services including lift.

ACCOMMODATION

The accommodation may be summarised as follows:

Ground & First:
722.11 sq.m / 7,773 sq.ft or thereby (NIA).

Ground Floor:

Entrance Vestibule, Reception Area, open plan area with Office, General Managers Office, Meeting Room, Disabled Toilet, Lift, stairs to upper floors, side corridor with Inner Vestibule, Boiler Room, Store Room, inner corridor and Staff Area.

First Floor:

Landing, Print Room, Accounts Office, Staff Room, Communications Room, Cleaners Store, Ladies & Gents Toilets, Rear Hall with stair, main open plan Editorial Office with Office, Meeting Room and Editors Room.

SERVICES

We understand the property is connected to mains supplies for water, electricity and gas whilst drainage is to the public sewer.

RATEABLE VALUE

The property is entered in the current valuation roll as having a rateable value of £70,000.

SALE PRICE

On application.

VAT

All figures quoted are net of VAT.

SALE & LEASEBACK / TENANCY

The present owner may be prepared to enter into a lease. There is an existing tenant in place over part of the first floor. Further details on request.

LEGAL COSTS

Each party will pay their own legal fees. Should LBTT be applicable the purchaser will be responsible.

ENTRY

By mutual agreement.

ENERGY PERFORMANCE CERTIFICATE

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For further information and to arrange a viewing contact:



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