

To Let



Town Centre Retail Unit

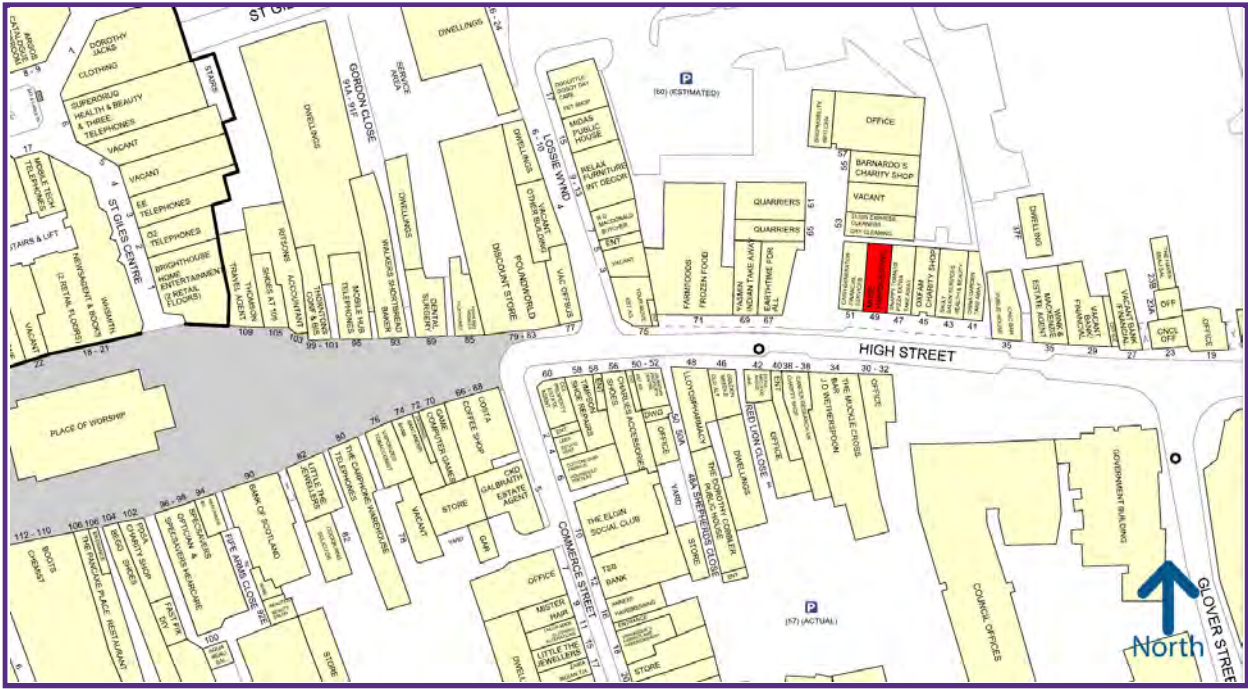
49 High Street
Elgin
IV30 1EE

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.

Any new occupier has a right of appeal against the Rateable Value shown. In addition, a new occupier may be entitled to relief from rates under various schemes currently in force. Further information is available from your FG Burnett contact or from the Moray Council website (http://www.moray.gov.uk/moray_standard/page_2272.html).

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

Richard Noble

T: 01224 597528

E: richard.noble@fgburnett.co.uk

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.

Goald Digital Plans are for identification only and not to be scaled as a working drawing and are based upon Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationery Office.

© Crown Copyright PU 100017316. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher.



FG Burnett

33 Albyn Place, Aberdeen AB10 1YL

T: 01224 572661 F: 01224 593496