

To Let



Town Centre Retail Unit with Corner Location

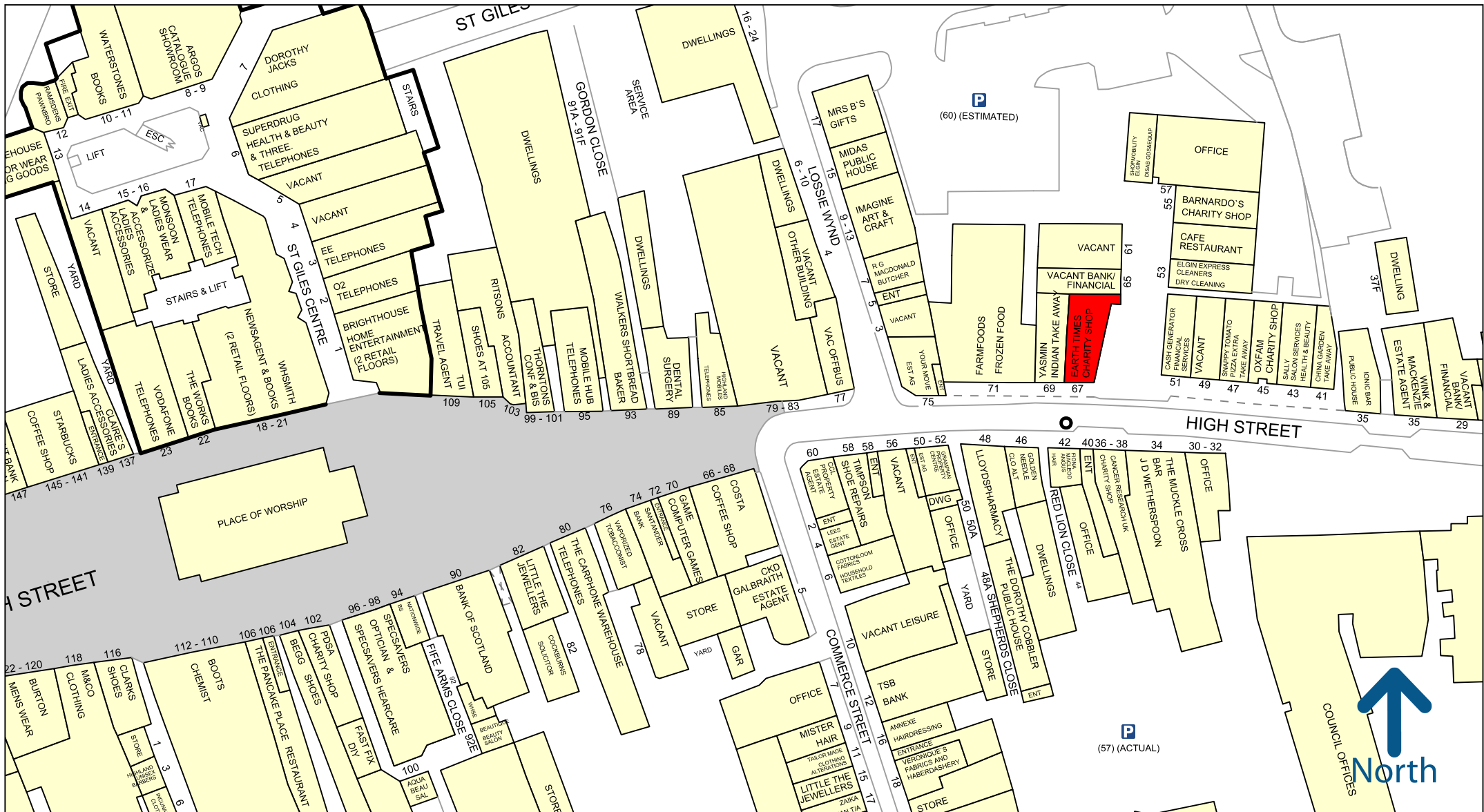
67 High Street
Elgin
IV30 1EE

165.5 sq.m (1,783 sq.ft)



FG Burnett

Call 01224 572661
www.fgburnett.co.uk



50 metres

Experian Goad Plan Created: 22/03/2019

Created By: F G Burnett



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Location

The property is located on the north side of the High Street close to its junction with Lossie Wynd within Elgin town centre.

Nearby occupiers include Farmfoods, Cancer Research, Oxfam, Barnardos, Lloyds Pharmacy and the JD Wetherspoon The Muckle Cross.

Description

The subjects form part of a ground and first floor retail unit of a two storey brick building with a single storey extension to the rear. The unit benefits from a modern aluminium glazed shop front with recessed customer entrance door and features glazed windows down the east side of the property. The unit also benefits from a rear service corridor and loading bay.

Internally, the property benefits from a ground floor sales area supplemented with male and female WC. The first floor contains office space with staff tea preparation facilities. There is fluorescent strip lighting throughout. Heating is by wall mounted electric storage units.

There is a public car park situated to the rear of the property.

Floor Areas

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

Ground Floor	116.4 sq.m	1,254 sq.ft.
First Floor	49.10 sq.m	529 sq.ft.
Total	165.5 sq.m	1,783 sq.ft.

EPC Rating

A copy of the EPC 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 incorporating 5 yearly upward only rent reviews.

Rent

£18,000 per annum.

Rateable Value

The Valuation Roll shows a rateable value of £17,500 effective from 1 April 2017 (subject to appeal).

If this is your only property, under the Small Business Bonus Scheme, an occupier may be eligible for 25% 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

The rent quoted is exclusive of 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

By agreement upon conclusion of legalities.

Viewing & Offers

Viewing is strictly by arrangement with the sole letting agent. 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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