

RETAIL

- > PROMINENT TRADING LOCATION
- > GROUND, FIRST & ATTIC FLOORS
- > LARGE GLAZED FRONTAGE
- > FLOOR AREA: 256 M² (2,756 FT²)
- > SUITABLE FOR VARIOUS USES (SUBJECT TO PLANNING)
- > RENT £19,500 PER ANNUM

REDUCED RENT

TO LET / MAY SELL



www.g-s.co.uk

70 HIGH STREET, ELGIN, IV30 1BJ

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LOCATION

The property is prominently located at the eastern end of Elgin High Street within the pedestrianised main shopping area. Surrounding occupiers include a mix of local and national traders including Santander Bank plc, Carphone Warehouse, Costa, Your Move and Walkers Shortbread.

DESCRIPTION

The subjects comprise a ground, part first floor and attic floor retail unit set within the eastern half of a 2-storey and attic stone and slate building.

The shop benefits from a large glazed double frontage with a centrally located inset glazed pedestrian door leading in to an open plan retail area with a store and staff ancillary facilities to the rear. The first floor provides further storage space plus staff areas including a kitchen and toilet. The attic floor provides further storage. There is a small yard to the rear of the property.

**RATEABLE VALUE**

The rateable value is £25,500.

PLANNING

The subjects benefit from a Class 1 (Shops) consent in terms of The Town and Country Planning (Use Classes) (Scotland) Order 1997. Other uses may be suitable, subject to local planning approval.

EPC

Details available on request.

LEASE

The subjects are available To Let on full repairing and insuring terms at a reduced rental of £19,500 per annum, exclusive of VAT.

SALE PRICE

Our client would consider selling their heritable interest in the property with vacant possession. Offers are invited, exclusive of VAT.



| ACCOMMODATION | m ² | ft ² |
|-----------------------------|----------------|-----------------|
| Ground Floor Retail | 94.36 | 1,014 |
| Ground Floor Store | 45.99 | 495 |
| First Floor Staff & Storage | 66.79 | 719 |
| Attic Floor | 49.15 | 528 |
| Total | 256.29 | 2,756 |

VAT

VAT will apply to any transaction.

COSTS

Each party will bear their own legal costs. The incoming tenant or purchaser will be liable for any LBTT, Registration Dues and VAT thereon.



For further information or viewing arrangements please contact either of the joint agents:

Shepherd Chartered Surveyors, The Park House Business Centre, South Street, Elgin, IV30 1JB
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