TO LET RETAIL UNIT

51 HIGH STREET, ELGIN, IV30 1EE

CASH GENERATOR



- PROMINENT RETAIL PITCH
- FLOOR AREA: 114 M² (1,225 FT²)

- LARGE GLAZED RETURN FRONTAGE
- SUITABLE FOR VARIOUS USES

H GENERATOR

• EARLY ENTRY AVAILABLE



DESCRIPTION: The subjects comprise a ground floor retail unit with storage space at first floor level located within a larger 2-Storey masonry building prominently located at the east end of the High Street within Elgin town centre. The shop benefits from a large glazed return frontage incorporating security grilles and a glazed pedestrian entrance door. Internally the main sales area comprises a solid floor and a suspended ceiling grid with integrated fluorescent box lighting. An office and staff facilities are located to the rear at ground floor level. There is a staircase leading to the first floor which is currently used for storage. The unit benefits from CCTV, an intruder alarm and security grilles which can be included within any transaction.

FLOOR AREA: The property extends to the undernoted floor areas:-

Ground Floor:	70.17 m ²	755.28 ft ²
First Floor:	43.62 m ²	469.50 ft ²
Total:	113.79 m ²	1,224.78 ft ²

RATEABLE VALUE: NAV/RV: £9,900.

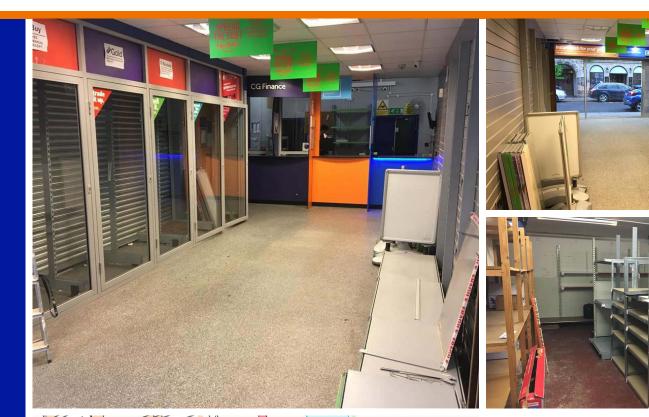
PLANNING: The property currently benefits from Class 1 (Shops) Use in terms of the Town and Country Planning (Use Classes) (Scotland) Order. Other uses may be suitable, subject to securing planning consent.

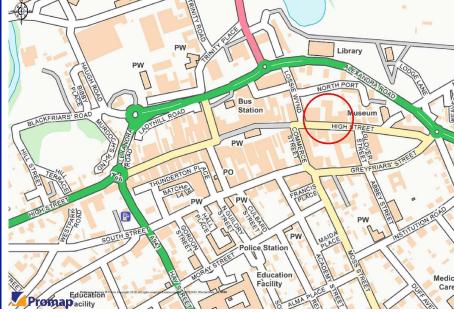
LEASE DETAILS: The subjects are held on a full repairing and insuring lease which expires on 14 June 2022. Our client is seeking to assign or sub-let their leasehold interest for the remaining term at a rental of £15,000, exclusive of VAT, per annum. Full details are available from the sole letting agent. Alternatively, the landlord may be willing to consider entering in to a new lease on terms to be agreed.

EPC: Details available on request.

VAT: VAT will apply to any transaction.

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







For further information or to arrange a viewing, please contact the sole agents:

Shepherd Commercial

Mulberry House 39-41 Harbour Road Inverness, IV1 1UA

SHEPHERD

Tel: 01463 712239 www.shepherd.co.uk

Linda Cameron E-mail: linda.cameron@shepherd.co.uk

Neil Calder E-mail: n.calder@shepherd.co.uk

The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise of the correctness of each item; (iii) no person in the employment of the Agents has any authority to make or give any representations or warranthy whatever use.