

# TO LET RETAIL UNIT

51 HIGH STREET, ELGIN, IV30 1EE



- GROUND AND FIRST FLOOR RETAIL UNIT
- PROMINENT RETAIL PITCH
- FLOOR AREA: 114 M<sup>2</sup> (1,225 FT<sup>2</sup>)

- LARGE GLAZED RETURN FRONTAGE
- SUITABLE FOR VARIOUS USES
- 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 <sup>2</sup>	755.28 ft <sup>2</sup>
First Floor:	43.62 m <sup>2</sup>	469.50 ft <sup>2</sup>
Total:	113.79 m <sup>2</sup>	1,224.78 ft <sup>2</sup>

**RATEABLE VALUE:** NAV/RV: £9,900.

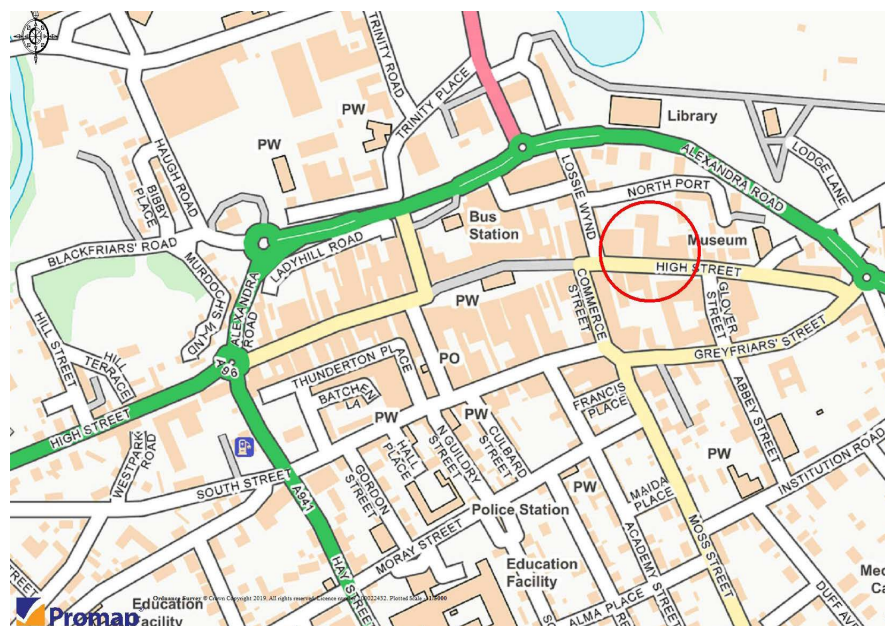
**PLANNING:** The property currently benefits from Class 1 (Shops) Use in terms of the Town and Country Planning (Use Classes) (Scotland) Order. Other uses may be suitable, subject to securing planning consent.

**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.



## VIEWING & FURTHER INFORMATION

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

### Shepherd Commercial

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