

TO LET / MAY SELL

INDUSTRIAL / WORKSHOP / STORE

6 CHANONRY STREET, ELGIN, IV30 6NF

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- INDUSTRIAL/WORKSHOP/STORE PLUS FIRST FLOOR OFFICE
- SECURE YARD AREA WITH DOUBLE GATES
- GROUND FLOOR GIA: 148 M² (1,593 FT²)
- FIRST FLOOR NIA: 47 M² (501 FT²)

- QUALIFIES FOR RATES RELIEF
- SUITABLE FOR A VARIETY OF USES
- EASY CONNECTIVITY TO A96 TRUNK ROAD



LOCATION: The property is located on Chanorny Street approximately 1½ miles to the east of Elgin town centre within the popular Chanorny Industrial Estate which benefits from direct connection to the main A96 trunk road leading to both Inverness (39 miles) and Aberdeen (66 miles). Neighbouring occupiers include Moray Glass, Neil Hadden Plumbing & Heating Engineers, Billy Miller Plant Hire and Bell Group.

DESCRIPTION: The property comprises a standalone industrial/workshop building with office accommodation at first floor level set within a secure yard bounded by 2 metre-high metal fencing with access via double metal gates. The property is of concrete block wall construction harled externally under a part pitched tile clad roof and part monopitched slate clad roof. The unit benefits from a solid floor slab, an oil-fired heating system, fluorescent strip lighting and a manually operated vehicle access roller door.

The accommodation at ground floor level comprises an open plan workshop with a store off plus a further store/office as well as staff facilities including a kitchen and toilets. The first floor is accessed at the back of the building via an external metal staircase and comprises an open plan office, a toilet and a walk in cupboard/store.

FLOOR AREA: The unit extends to the undernoted approximate floor areas:-

Floor	m ²	ft ²
Ground Floor (GIA):	148.02	1,593.29
First Floor Office (NIA):	35.34	380.37
First Floor Walk-In Store (NIA):	11.19	120.41
Total	194.55	2,094.07

SITE AREA: The whole site extends to an area of approximately: 0.10 Acres (0.04 Hectares).

RATEABLE VALUE: NAV/RV: £13,000. The property qualifies for 100% rates relief in terms of the Small Business Bonus Scheme.

PLANNING: The property currently benefits from planning consent for Class 5 (General Industrial) and Class 6 (Storage or Distribution).

LEASE DETAILS: Available on new FRI lease terms for a period to be agreed. A rent of £12,500, exclusive of VAT, per annum is sought.

GROUND RENT: The property is subject to a ground lease which runs until 01 June 2107 with a current rental payable of £2,900 per annum, exclusive of VAT, subject to 5-yearly rent reviews. The ground rent will be payable in addition to the rental stated above by the incoming tenant.

SALE PRICE: Our client may consider a sale of their heritable interest in the property. Please contact the marketing agent for further details.

VAT: VAT will apply to any transaction.

EPC: Details available on request.

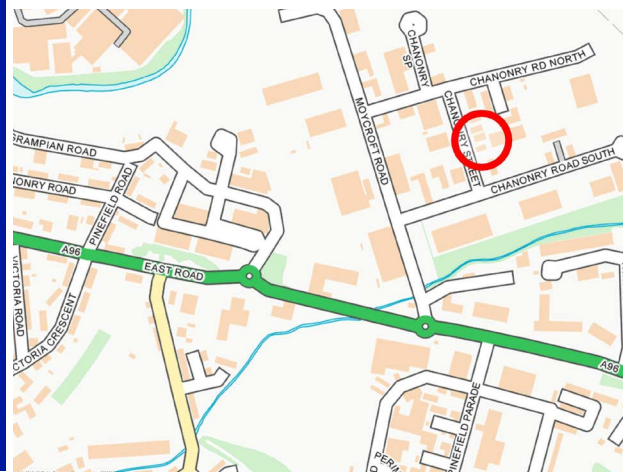
COSTS: Each party will bear their own legal costs. The incoming tenant/purchaser will be liable for any LBTT, Registration Dues and VAT thereon.



FIRST FLOOR OFFICE



WORKSHOP



VIEWING & FURTHER INFORMATION

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

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