



Tel 01463 239494

**ALLIED**  
**SCOTLAND**  
Chartered Surveyors

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# TO LET/MAY SELL

**GROUND FLOOR RETAIL UNIT,  
147 HIGH STREET, ELGIN**

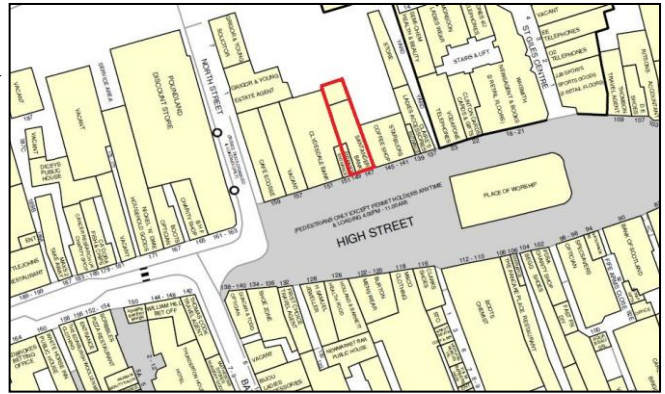


- Ground floor unit with ancillary basement storage
- Restaurant / hot food planning consent
- Prominent location on Elgin High Street.
- Flexible lease terms available

Commercial Valuation | Agency | Investment Advice  
Building Consultancy | Lease Renewals and Rent Review | Energy Reports

## LOCATION

The subjects are located on the High Street within the town of Elgin. Elgin is the administrative capital of Moray and is a small and vibrant town lying approximately 66 miles north-west of Aberdeen and 39 miles east of Inverness via the A96 Aberdeen to Inverness trunk road.



## DESCRIPTION

The subjects comprise a ground floor retail unit with basement storage. The subjects were previously operated as a bank but would be suitable for a wide variety of uses. The subjects benefit from restaurant/hot food planning consent

## ACCOMMODATION

The subjects have been measured on a net internal area basis in accordance with the current edition of the RICS Code of Measuring Practice to provide the following accommodation:

Ground Floor: Sales	112.6 sq m (1212 sq ft)
Basement: Storage	43.76 sq m (471 sq ft)
<b>Total</b>	<b>156.36 sq m (1,683 sq ft)</b>

## SERVICES

The property is connected to mains water, electricity and drainage.

## RATEABLE VALUE

The subjects have a rateable value of **£29,250** effective from 1<sup>st</sup> April 2017.

## SALE TERMS

Our clients may be prepared to sell the property, **price on application**.

## LEASE TERMS

A new lease is offered on Full Repairing and Insuring Terms. Entry to be mutually agreed. Flexible terms and incentives may be available.

## RENTAL

Price on application.

## COSTS

Each party will be responsible for their own legal costs incurred. The incoming occupier will be liable for any Stamp Duty, Land Tax, Registration Dues and VAT Thereon. All prices exclusive of VAT.

## VIEWING AND FURTHER INFORMATION

Strictly through Andy Gray/ Cydney Risko at the letting agents Allied Surveyors Scotland.

Lyle House

Fairways Business Park

INVERNESS

IV2 6AA

T: 01463 239 494

Email: [andy.gray@alliedsurveyorsscotland.com](mailto:andy.gray@alliedsurveyorsscotland.com)

Email: [cydney.risko@alliedsurveyorsscotland.com](mailto:cydney.risko@alliedsurveyorsscotland.com)