

# To Let



Prime Retail Unit with Class 2 Use and Potential  
For Class 3 Use (Subject to Planning)

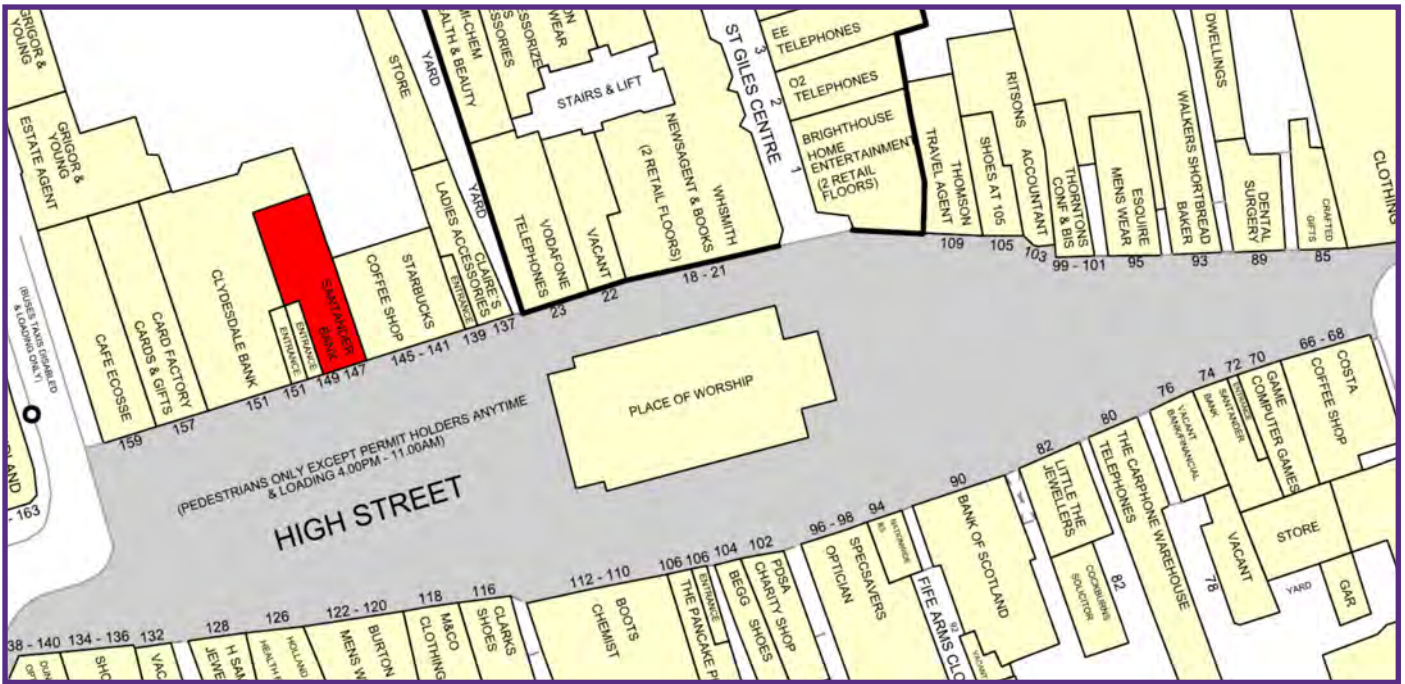
147 High Street

Elgin



**FG Burnett**

Call 01224 572661  
[www.fgburnett.co.uk](http://www.fgburnett.co.uk)



## Location

Elgin is the administrative and commercial centre for Moray district located between Inverness and Aberdeen, Inverness being 40 miles to the west and Aberdeen 65 miles to the south east. The City benefits from train links to both Aberdeen and Inverness whilst the A96 trunk road links Elgin with Aberdeen and Inverness.

The subjects occupy a prime location on Elgin's High Street with adjacent occupiers including Starbucks, WH Smith, Clarks Shoes, Boots, M&Co. The unit is close to the St Giles Shopping Centre where occupiers include Waterstones, Argos, Superdrug, Monsoon and Accessorize.

## Description

The subjects comprise part of the ground floor and basement of a four storey and basement stone building. A modern shop front is installed and good quality sales space is provided together with staff facilities. A stair leads to a basement suitable for good quality storage.

## Floor Areas

In accordance with the RICS Code of Measuring Practice (Sixth Edition) we have calculated the following approximate main dimensions and floor areas:-

Ground Floor	118 sq.m	(1270 sq.ft)
Basement	40.8 sq.m	(440 sq.ft)

## EPC Rating

A copy of the EPC is available upon request.

## Lease Terms

The unit is available on the basis of a new Full Repairing and Insuring lease for a minimum period of 10 years incorporating an upwards only rent review at the end of the fifth year.

## Rent

£34,500 per annum.

## Rateable Value

The Valuation Roll shows a Rateable Value of £33,250 with effect from 1 April 2010.

## VAT

The rent quoted is exclusive of VAT which may be applicable.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The incoming tenant will be responsible for any transactional property tax incurred and registration dues applicable.

## Entry

By agreement upon conclusion of all legalities.

## Viewing & Offers

Viewing is strictly by arrangement with the joint letting agents. All offers should be submitted in Scottish Legal Form.

For further information contact FG Burnett or our joint agents Allied Surveyors, Inverness, Andy Gray (01463 239494).

# Contact

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Whilst every care has been taken in the preparation of these particulars and they are believed to be correct, they are not warranted and should not be taken to form part of any contract.

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