



RETAIL UNIT WITHIN TOWN CENTRE WITH A PROMINENT CORNER ASPECT



**FG Burnett**



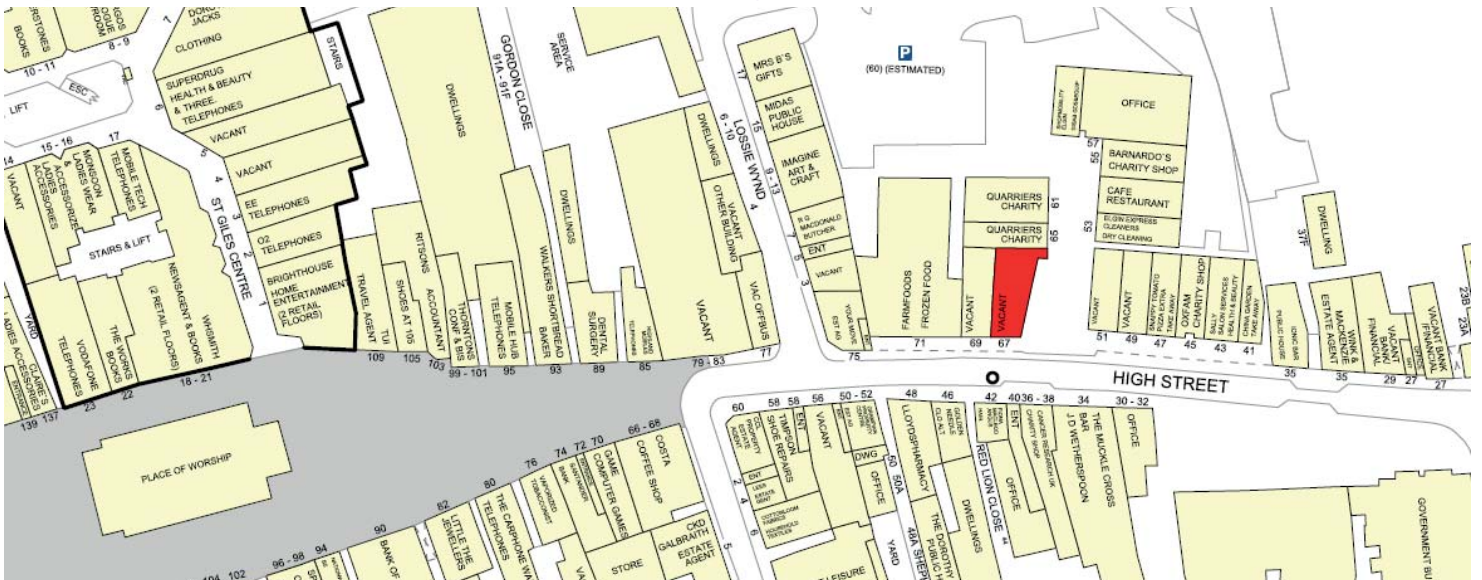
TO LET

**67 High Street**

Elgin, IV30 1EE | 165.5 sq.m (1,783 sq.ft)

To request a viewing call us on 01224 572661

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## LOCATION

The property is located on the north side of the High Street close to its junction with Lottie Wynd within Elgin town centre.

Nearby occupiers include Farmfoods, Cancer Research, Oxfam, Barnardos, Lloyds Pharmacy and the JD Wetherspoon The Muckle Cross.

## DESCRIPTION

The subjects form part of a ground and first floor retail unit of a two storey brick building with a single storey extension to the rear. The unit benefits from a modern aluminium glazed shop front with recessed customer entrance door and features glazed windows down the east side of the property. The unit also benefits from a rear service corridor and loading bay.

Internally, the property benefits from a ground floor sales area supplemented with male and female WC. The first floor contains office space with staff tea preparation facilities. There is fluorescent strip lighting throughout. Heating is by wall mounted electric storage units.

There is a public car park situated to the rear of the property.

## RENT

£18,000 per annum.

## PROPERTY DETAILS

<b>Rateable Value</b>	The Valuation Roll shows a rateable value of £15,500 effective from 1 April	
<b>Rates Payable</b>	£7,595.50 (approx. for 2020/21).	
<b>Rates Detail</b>	Any ingoing tenant will have the right to appeal the Rateable Value and may also be entitled to relief from rates under the various schemes currently available. Interested parties should verify all rating figures with the Local Authority.	
<b>Lease Terms</b>	The subjects are available on the basis of a new Full Repairing and Insuring lease for a duration to be agreed incorporating 5 yearly upward only rent reviews.	
<b>Floor Areas</b>	The following approximate net internal floor areas have been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition):-	
<b>Ground Floor</b>	116.4 sq.m	1,254 sq.ft
<b>First Floor</b>	49.10 sq.m	529 sq.ft
<b>Total</b>	165.50 sq.m	1,783 sq.ft
<b>EPC</b>	A copy of the EPC is available from the letting agents.	
<b>VAT</b>	The rent quoted is exclusive of VAT.	
<b>Legal Costs</b>	Each party will be responsible for their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any LBTT and registration dues applicable.	

## VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

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