



TOWN CENTRE RETAIL UNIT
WITH THE BENEFIT OF CLASS 3 PLANNING CONSENT



FG Burnett



TO LET
55 HIGH STREET

ELGIN, IV30 1EE | 73.43 sq.m (790 sq.ft)

To request a viewing call us on 01224 572661

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LOCATION

The subjects are located on the north side of High Street close to its junction with Lossie Wynd in Elgin town centre. Retailers representing the vicinity include Farmfoods, Lloyds Pharmacy, Barnardos and The Muckle Cross public house.

DESCRIPTION

The subjects comprise a ground floor former cafe forming part of a single storey brick built building rendered externally and with a flat felt covered roof.

Internally the property is fully fitted out as a cafe with seating area to the front and kitchen, staff facilities and two WCs to the rear.

RENT

Offers in the region of £12,000 per annum.

RATEABLE VALUE

The Valuation Roll shows a rateable value of £9,000 effective from 1 April 2017.

RATES DETAIL

Any incoming 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.

LEASE TERMS

The Unit is available on Full Repairing and Insuring terms, incorporating 5 yearly upward rent reviews.

FLOOR AREA

In accordance with the RICS Code of Measuring Practice (Sixth Edition) we have calculated the following approximate net internal floor area for the subjects:-

GROUND FLOOR

73.43 sq.m (790 sq.ft)

EPC

A copy of the Energy Performance Certificate and Recommendation Report is available from the sole letting agent.

VAT

Rent quoted is exclusive of VAT.

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

On conclusion of legalities.

VIEWING & OFFERS

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

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