

To Let



Unit 1 - Retail Unit

Ground Floor 2,500 sq ft, First Floor 2,520 sq ft, Mezzanine 463 sq ft

- Over 20 stores including **Monsoon, Waterstones, Superdrug, Subway** and **Argos**
- 250 Car parking spaces • Foodcourt with seating areas • Adjacent to bus terminal

LOCATION

Elgin is situated in the north east of Scotland, approximately 35 miles east of Inverness and 70 miles west of Aberdeen. The town benefits from a resident population of 21,000 and an estimated catchment area of approximately 58,000.

The St Giles Centre occupies a prime location in the heart of Elgin's town centre with neighbouring retailers including Vodafone, Claire's, WH Smith and Argos.

DESCRIPTION

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition, and provides the following approximate areas:

Gross Frontage	31'10"	(9.7m)
Return Frontage	25'6"	(7.7m)
Ground Floor	2,500 sq ft	(232 sq m)
First Floor	2,520 sq ft	(234 sq m)
Mezzanine	463 sq ft	(43 sq m)



TERMS

The property is available on a new full repairing and insuring lease at a rental of £68,000 per annum exclusive of VAT.

SERVICE CHARGE

Service charge for 2019/2020 is £34,000 per annum plus VAT.

RATING

We have been verbally advised by the local assessors that the property has a rateable value of £65,500. The rates payable are £36,132.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction, however, it should be noted that the ingoing tenant will be responsible for registration fees and VAT thereon.

TIMING

Subject to vacant possession.

VIEWING AND FURTHER INFORMATION

By arrangement with the joint agents.



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