

# TO LET

## 78/80 HIGH STREET ELGIN IV30 1BJ

### LOCATION

Elgin, a strong market town, is located in the north east of Scotland in the Moray district. The town is situated approximately 39 miles east of Inverness and 66 miles north-west of Aberdeen on the A96. The town has a large rural catchment population and excellent rail connections to the national network.

The unit occupies a prime location in the pedestrianised section of the High Street with adjacent occupiers including Costa Coffee, Game, Vaporized, Bank of Scotland and Specsavers, TUI, WH Smith and Vodafone are nearby.

### DESCRIPTION

The subjects comprise part of the ground floor of a 3 storey building, with basement and attic. A modern shop front is installed and good quality sale space is provided. A stair leads to a mezzanine floor with staff and stock areas.

### ACCOMMODATION

We have measured the subject premises and have calculated the following approximate main dimensions and floor areas:

Gross Frontage	7.06 m	23' 2"
Net Frontage	5.49 m	18' 0"
Internal Width (max)	5.89 m	19' 4"
Max Shop Depth	14.33 m	47' 0"
Ground Floor Net	67.12 m <sup>2</sup>	721 ft <sup>2</sup>
Mezzanine Floor Net	17.47 m <sup>2</sup>	188 ft <sup>2</sup>

### EPC RATING

A copy of the EPC is available on request.

### LEASE TERMS

The unit is available on the basis of a new full repairing and insuring lease.

### RENT

£19,950 per annum.

# RETAIL UNIT



### RATING ASSESSMENT

The Scottish Assessors Association website indicates that effective 1st April 2017 the property has a Rateable Value of £18,500.

UBR ('18/'19) 0.48

### VAT

All terms are quoted net of VAT where applicable.

### LEGAL COSTS

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

### ENTRY

By agreement.

### VIEWING/FURTHER INFORMATION

Strictly by appointment through the joint agents:



Alan Stewart  
0141 229 5494  
alan@brecksutherland.com

David Rooney  
0141 221 6161  
david@wbf.co.uk

