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SCOTLAND**
Chartered Surveyors

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TO LET

RETAIL UNIT, 71 SOUTH STREET, ELGIN



- Ground floor and first floor retail unit previously used as a takeaway/café
- Prominent location near Elgin Town Centre.
- Suitable for a variety of uses
- £7,200 per annum

Commercial Valuation | Agency | Investment Advice
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LOCATION

The subjects are located near the Town Centre of Elgin. Elgin is the administrative capital of Moray and is a small and vibrant town lying approximately 66 miles north-west of Aberdeen and 39 miles east of Inverness via the A96 Aberdeen to Inverness trunk road.

DESCRIPTION

The subjects comprise a ground and first floor retail unit previously used as a takeaway/café. The premises may be suitable for conversion to a variety of uses subject to the relevant consents. The property is located on South Street with surrounding occupiers including Room to Bloom and Gordon & MacPhail.

ACCOMMODATION

The subjects have been measured on a net internal area basis in accordance with the current edition of the RICS Code of Measuring Practice to provide the following accommodation:

Ground Floor:	29.39 sq m (316 sq ft)
First Floor:	31.96 sq m (344 sq ft)
Total	61.35 sq m (660 sq ft)

SERVICES

The property is connected to mains water, electricity and drainage.

RATEABLE VALUE

The subjects are required to be reassessed.

LEASE TERMS

A new lease is offered on Full Repairing and Insuring Terms. Entry to be mutually agreed.

RENTAL

The subjects are offered on a new lease at a rental of **£7,200** per annum.

COSTS

Each party will be responsible for their own legal costs incurred. The incoming occupier will be liable for any Stamp Duty, Land Tax, Registration Dues and VAT Thereon. All prices exclusive of VAT.

VIEWING AND FURTHER INFORMATION

Strictly through Andy Gray/ Cydney Risko at the letting agents Allied Surveyors Scotland.

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