



# 25a High Street

Elgin, IV30 1EE

Offers in Region of £100,000





## 25a High Street

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CCL are delighted to bring to market for sale 25a High Street, Elgin. A grade B listed, mid-terraced building in the heart of the popular town of Elgin. The property is spread over two floors. Previously used as an office, this property has great potential for alternative uses.

The subjects are situated on the High Street in the centre of Elgin surrounded by a range of well established retail and office spaces. Elgin city centre contains a good mix of mainly ground floor retail usage with residential or commercial usage on the upper floors. A range of high street shops, small retailers, cafes, restaurants, and leisure facilities are on offer in the vicinity. The property is situated in close proximity to the new Moray Council HQ buildings. Much has been done in recent years to regenerate the town while the High Street retains many of its original buildings and cobbled streets. The property is also located within a Conservation Area.

Elgin is a lively and charming market town and is the administrative and commercial capital of Moray with a population of around 21,000. It is situated approx. 36miles east of Inverness and 64miles west of Aberdeen with good transport links via the A96 trunk route and rail links to Inverness and Aberdeen and their respective airports. Elgin is also home to Moray College UHI which provides a range of courses for around 10,000 students.





### The Property

The property comprises office space over the second and third floor, suiting a variety of uses. Entrance to the building is gained via a door within a quiet courtyard which is accessed via a lit alley-way leading off Elgin's main High Street. Accessed via communal stairs, the second floor hosts a reception, two office spaces, kitchen, and WC. A stairway leading to the third floor hosts a further three office spaces and a WC/storage room.

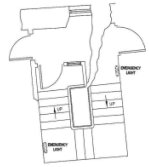
The property has mains gas, water, drainage, and electricity. There has recently been a new boiler installed to the property.

This property is held on the Scottish equivalent of a freehold.

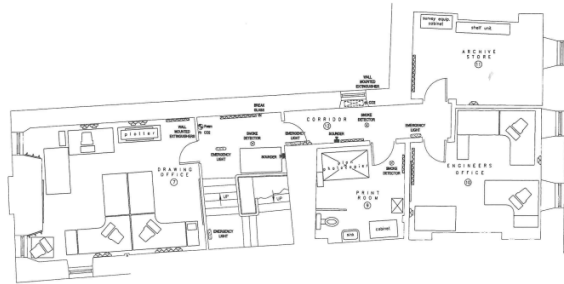
Total Area approx 140msq.

### External

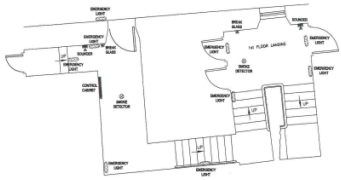
This centrally located property is set within a quiet courtyard accessed via a lit alleyway leading off the High Street.



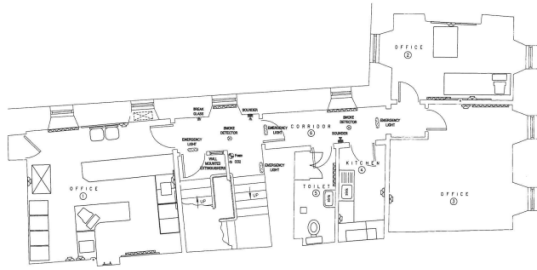
ACCESS STAIR PLAN (1:50)  
(1st TO 2nd FLOOR)



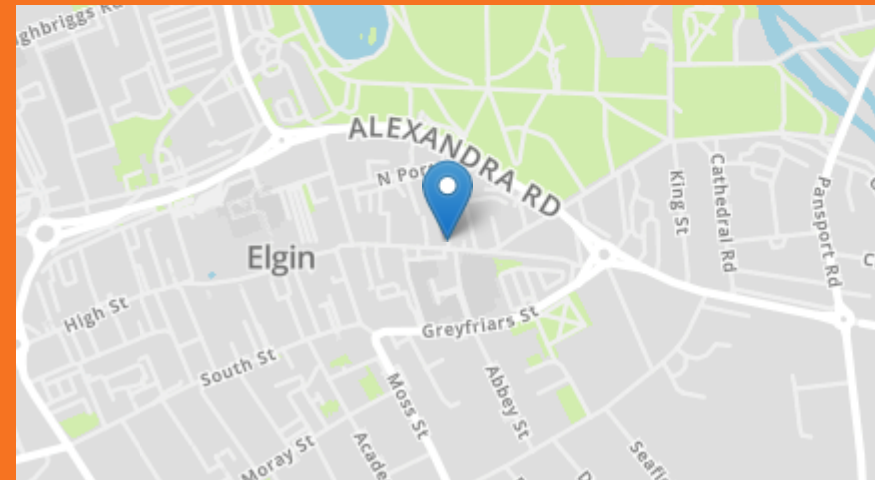
THIRD FLOOR PLAN (1:50)



ACCESS STAIR PLAN (1:50)  
(GROUND TO 1st FLOOR)



SECOND FLOOR PLAN (1:50)



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