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1 Winchester House | King Street | Elgin | Moray | IV30 1EU

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1 Winchester House, King Street, Elgin, Moray, IV30 1EU

- Substantial Victorian property
- Accommodation over 3 floors
- Prominent location overlooking Elgin Cathedral
- Suitable for variety of purposes
- Large car park
- Mature garden

Situation

Winchester House, located at King Street in Elgin, offers a prime commercial real estate opportunity with versatile potential for various business or residential developments. This property is advantageously situated near the A96, a major thoroughfare that enhances its accessibility and visibility, crucial for commercial success.

Elgin, a vibrant and historic market town, serves as the administrative and commercial hub of Moray. It boasts a population of approximately 21,000 residents and offers a comprehensive array of amenities. The town is home to numerous primary and secondary schools, a hospital, and extensive health and social services, making it a community-oriented location. Additionally, Elgin features a variety of shopping options, from high street chains to local boutiques, alongside a wide range of sports and leisure facilities.

Transportation options are robust, with Elgin well-connected by road, rail, and air. The town's train station provides efficient rail services to major cities like Inverness and Aberdeen, both of which also offer airport facilities for national and international travel. This connectivity is ideal for businesses that require easy access to larger markets or for professionals commuting to the city.

Moreover, Elgin is a center for education, highlighted by Moray College UHI, which offers a diverse range of courses to around 10,000 students. This educational institution not only contributes to the town's dynamic atmosphere but also supports a steady influx of students and faculty, potentially benefiting local businesses.





The Business

Winchester House, located on King Street in Elgin, is a substantial Victorian property that offers a wealth of potential for various business and commercial uses. The building's flexible and adaptable accommodation has been configured to support a diverse range of activities, making it an ideal venue for multiple repurposing opportunities.

Currently, the property is arranged with a variety of playrooms and classrooms on one level, functional rooms on the lower level, and office spaces on the upper levels. This setup demonstrates the building's capacity to be easily adapted to suit different functions. For instance, its existing layout would make it ideally suited for conversion into a nursery or daycare centre, leveraging the already child-friendly facilities.

Beyond its current use, Winchester House holds significant potential for conversion into a range of other ventures. The property could be transformed into a substantial family home, offering ample space for a large or growing family. Alternatively, its multiple rooms and expansive layout make it an excellent candidate for development into self-catering apartments or an Airbnb operation, which could capitalize on Elgin's status as a tourist destination.

The building's charm and location also lend themselves well to being developed into a boutique hotel or guest house, providing a unique accommodation experience in the heart of Moray. Each of these potential uses highlights the property's versatility and substantial development opportunity.

It is important to note that any changes to the property's use or structure would be subject to gaining the necessary statutory approvals. Prospective buyers should consider this when planning for redevelopment or repurposing to ensure compliance with local regulations and standards. This consideration is crucial for smoothly transitioning the property to its new purpose and maximizing its commercial potential.



Property

Winchester House presents a substantial Victorian building with modern extensions, currently serving as a versatile commercial space. Located in the bustling market town of Elgin, this property offers a blend of historical charm and contemporary functionality, making it suitable for a variety of uses.

The main entrance on King Street leads up steps to a grand reception hall, flanked by former reception rooms with tall ceilings and ornate cornicing, ideal for high-profile offices or client-facing areas. The building includes two rear hallways; one provides access to two small classrooms within the modern extension, while the other leads to a well-equipped kitchen, WC, and a rear door with a ramp for disabled access.

The lower ground floor is accessible via a side entrance porch that opens to a central hallway, with stairs leading to the first floor. This level hosts three sizable reception/public rooms, a kitchen, a toilet, and a unique built-in working bank safe, adding a distinctive feature to the property.

The first floor is accessible via a staircase from the main front hall and is currently configured as office space. It comprises six large rooms that offer flexibility in use, from additional office spaces to meeting rooms or specialized service areas. This level also includes two bathrooms and additional kitchen facilities, supporting a self-contained working environment.

Winchester House's flexible layout and extensive facilities make it an ideal candidate for various business operations, from educational services to professional offices or a mixed-use development. Its prime location near the A96, coupled with Elgin's rich amenities and transport links, further enhances its potential as a valuable investment in a thriving community.



External

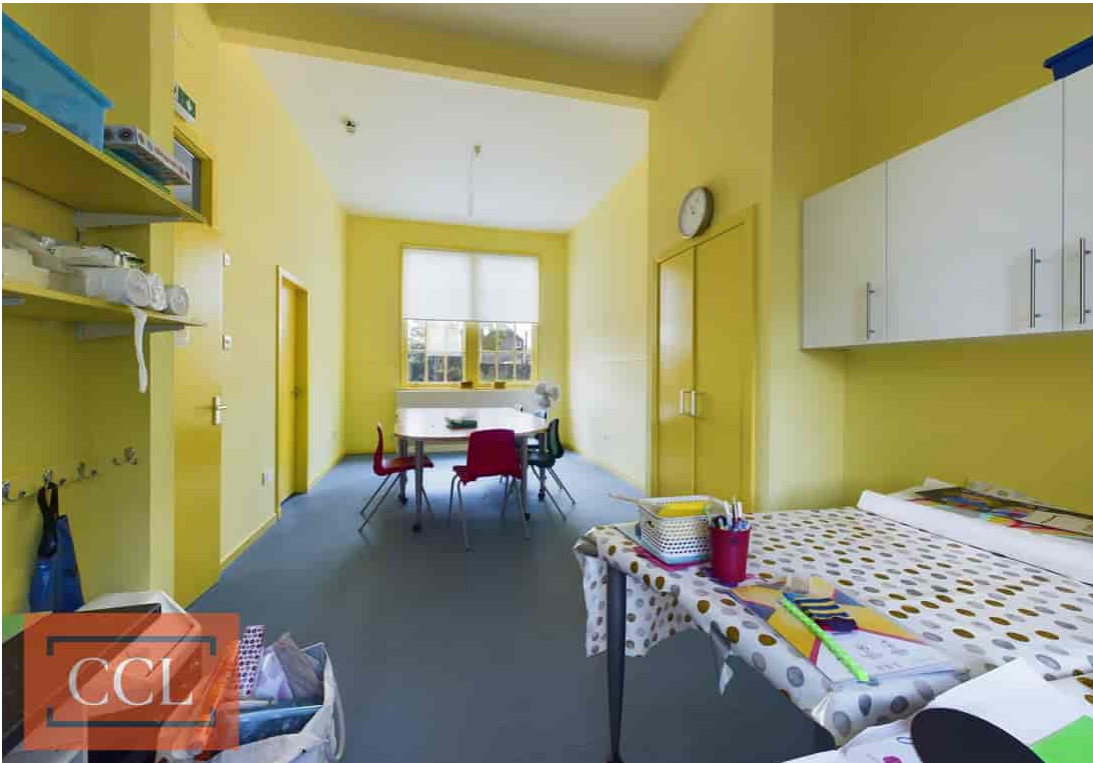
Winchester House boasts an exceptional external setting that enhances its appeal as a distinguished property in Elgin. The property commands a prestigious position with views overlooking the historic Elgin Cathedral, adding a unique backdrop that is rich in heritage and beauty.

The grounds of Winchester House feature a large, enclosed garden that is partly laid to lawn, complemented by an array of mature trees and shrubs. This serene outdoor space includes a dedicated children's play area, making it an ideal setting for family-friendly activities and relaxation. Additionally, the presence of a charming summer house within the garden offers a quaint retreat for leisure and entertainment.

For convenience and security, the property includes a substantial car park capable of accommodating multiple vehicles, ensuring ample parking for residents and visitors alike. Access to the property is secured through gates from Weaver Place, with the entire premises encircled by a sturdy stone wall that provides privacy and seclusion.

Further enhancing accessibility, a ramp has been installed to provide wheelchair access to the building, ensuring inclusivity and ease of entry for all visitors and occupants.









Rateable Value

From the Scottish Assessors website the rateable value is £32,500 with effect from 01 April 2023.

Tenure

Scottish equivalent of Freehold



Floor 0



Floor 1



Floor 2

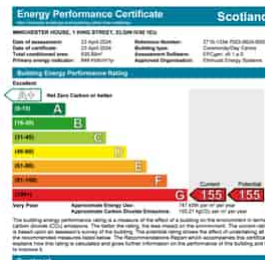


Approximate total area⁽¹⁾
524.13 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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All appointments to view this or any of our other properties must be made through the vendors sole agents:

CCL Property

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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.