



# CCL



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CCL are delighted to bring to market 9 - 11 Lossie Wynd in central Elgin. The property sits in a prominent location benefiting greatly from ample passing trade and proximity to Elgin High Street. The accommodation consists of a large retail space of approx. 1094 sq ft (101.6 sq mtrs) on the ground floor and 2127 sq ft (197.6 sq mtrs) on the first floor. The property is in very good condition throughout and can be easily adapted to suit the needs of new occupants.

The ground floor and upper floor can be accessed from the front of the property while there is a separate access from the local council owned car park to the rear of the property to the first floor.

- Prime Location
- Vacant Possession
- Rateable Value £11,200
- New Lease Proposed
- Excellent Condition throughout
- Council Car Parking to the rear
- Total Area 3221 sq ft (299.2 sq mtrs)



T: 01343 610520



# CCL

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9 Lossie Wynd | Elgin | Moray | IV30

1PU

£2,000 pcm

### Situation

The subjects are situated on Lossie Wynd a short distance from the High Street and the main pedestrian area in the centre of Elgin surrounded by a range of well known high street brands. 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 also near 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.

Elgin is a lively and charming market town and is the administrative and commercial capital of Moray with a population of around 23,000. 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.

### Property

Ground floor premises, currently set for retail usage. The space would suit a variety of uses. The main retail area measures 1094 sq ft (101.6 sq mtrs) and features a windowed shop front with doors opening on to Lossie Wynd. At the rear of the ground floor is a large storeroom. Steps lead to a raised area and stairs that lead to the first floor. There is a WC on the ground floor plus a small kitchen area.

The stunning first floor consists of a total area of 2127 sq ft (197.6 sq mtrs). It is bright and spacious with 4 large windows overlooking Lossie Wynd. Previously set up as a spacious gym it is ideally suited to a wide variety of uses. Dance, Fitness and Drama groups would be a fabulous use of the space but it also lends itself to being a beautiful retail space. On the first floor there is also a kitchen, WC, Shower Room, and ample storage. A wide staircase leads from the reception area to the ground floor and rear access to the public carpark.

### External

The front of the property opens onto the pavement on Lossie Wynd. The rear of the property has an entrance that provides access to the public car park.



### CCL Property

62 High Street, Elgin, Moray, IV30 1BU

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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 the 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.