



CCL



CCL are delighted to bring to market for sale 26 South Street Elgin. 2 offices with a prominent position the heart of the charming market town of Elgin. The accommodation is spread over 2 floors with the two offices connected by a communal stairwell



T: 01343 610520



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26 South Street | Elgin | Moray | IV30

1LE

£50,000 Freehold

The subjects are situated in a prominent location on South Street in 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 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 subjects are of solid stone construction with pitched roof. Entrance to the ground floor office is from South Street. It is a large office of approx. 20 square meters with dual aspect. There is a large cupboard. At the rear of the office is a secure door that provides access to the communal stairwell. This stairwell can also be accessed from Academy Street.

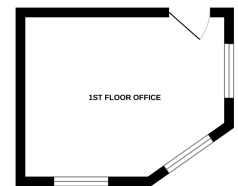
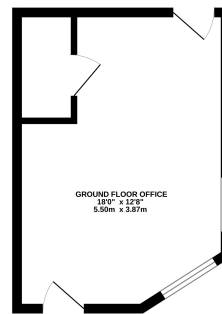
On the first floor there is a smaller office of approx. 12 square meters. It is bright and spacious and benefits from ornate cornicing. Its has large wooden windows that over look both South Street and Academy Street.

The property opens on to South Street at the front and has a side access also to Academy Street.



GROUND FLOOR  
220 sq.ft. (20.5 sq.m.) approx.

1ST FLOOR  
122 sq.ft. (11.4 sq.m.) approx.



26 SOUTH STREET, ELGIN, IV30 1LE

TOTAL FLOOR AREA: 343 sq.ft. (31.8 sq.m.) approx.  
While every attempt has been made to present the property in the most favourable light, the information contained herein is for general guidance only and should not be relied upon for any specific purpose. The purchaser is advised to verify the accuracy of the information and to make their own assessment. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown hereon are not intended and no guarantee as to their quality or efficiency can be given.  
CCL Property Ltd

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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.