



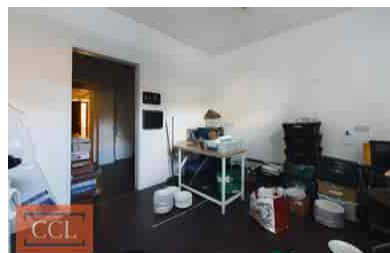
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This unit has a versatile history, having operated as a long-established newsagent before being converted into commercial office space. The flexible accommodation is suitable for a variety of uses, making it an attractive option for different business types. Its adaptability makes it ideal for an owner-operator or as an investment opportunity. There is a small kitchenette area to the rear and WC. Situated in a prime location close to the A96 and opposite Dr Grays hospital, the property would make an excellent office space.

- Versatile Space
- Ideal Office
- Available as one lot with 104 South Street £135,000
- Excellent Location
- Leasehold - £500 pcm
- Freehold - £55,000



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1 Pluscarden Road | Elgin | IV30 1JB

Offers Over £55,000 Freehold

Situation

Prominent A96 location in the West End of Elgin. Within close proximity is Dr Grays Hospital, a health centre, a substantial residential area and various commercial Offices; all of which generate trade for the business. Elgin is regarded as the commercial and administrative capital of Moray and is home to a vast array of amenities and facilities including Moray College UHI, quality schooling, supermarkets, leisure centre and a good range of independent shops and restaurants. Moray offers excellent outdoor pursuits with truly exceptional and varied scenery from Cairngorm Mountain range to nearby sandy beaches. The city is extremely well served through various established transport links including its railway station and main bus terminus. Both Inverness and Aberdeen offer a large range of additional services and both benefit from airports.

Property

This flexible office accommodation at 1 Pluscarden Road offers a versatile and spacious workspace. The property features a main office area accessible directly from the pavement, providing convenient entry for clients and employees. A large window in this area allows for ample natural light, creating a bright and inviting atmosphere.

The main office space is generously sized, offering flexibility for various office layouts and configurations. Towards the rear, there's an additional good-sized space equipped with a sink and storage cupboards, ideal for file storage or a small break area.

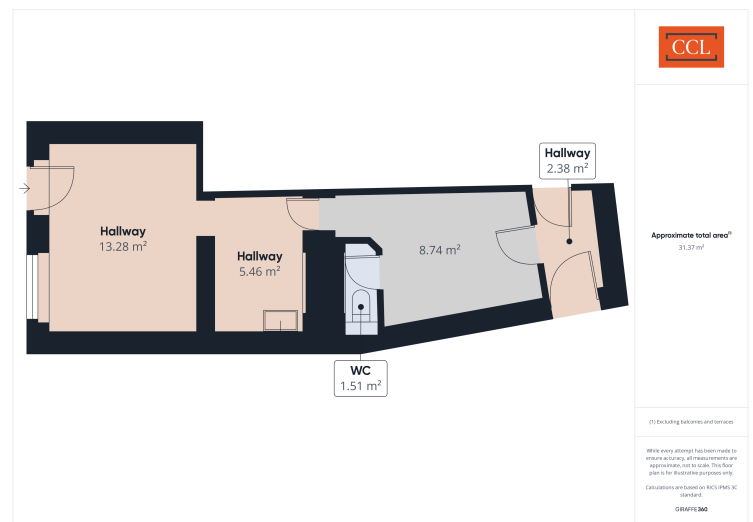
At the back of the property, a large kitchen/utility/workshop area provides multiple functionalities, suitable for various business needs. A door leads to a side alley, offering an alternative access point. The office also includes a WC for added convenience.

Lastly, there's access to a communal rear passage and side alley, potentially useful for deliveries or additional parking.

External

Entry to the property is gained via a glazed door on Pluscarden Road.

The external door which currently leads to a courtyard area will be blocked up prior to the sale.



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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.