

CCL



CCL are delighted to bring to market for sale 134 High Street Elgin. A mid-terraced building in the heart of the charming market town of Elgin. The accommodation is spread over four floors. The main retail area in the ground and first floor is circa 2,100 sq ft with either office or storage space on the other 2 floors. The property is in good condition throughout and can be modernised to suit the needs of new occupants.

- Prime Location
- Vacant Possession
- Development Potential
- Total Area 3,923 sq ft (364 sq mtrs)
- Freehold
- Excellent Retail Space
- Well Maintained
- Leasehold Option May Be Available
- EPC Rating E



T: 01343 610520

CCL

www.cclproperty.com

134 High Street | Elgin | Moray | IV30
1BW

Offers in Region of £200,000 Freehold

Situation

The subjects are situated on the High Street in the main pedestrian area in the centre of Elgin surrounded by a range of well know 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 Business

Property

The property comprises a double windowed retail unit arranged over four floors within a traditional stone-built building, under a pitched and slated roof.

The subjects are being sold with the benefit of vacant possession. The current tenant vacates the property in January 2023. Both ground floor and first floor offers a good quality modern sales space on Elgin's popular High Street. Internally, the subjects are presented as a blank canvas and with substantial floor space would suit a variety of uses. Entrance to the building is gained via the main door from the high street. There is a fire escape to the rear.

Ground floor and first floor are mainly set for retail with a large shop window overlooking the High Street.

The upper two floors are used for storage and staff areas.

The upper floors benefit from extensive light and wonderful views over Elgin City. They may be suitable for residential development subject to the necessary statutory permissions.

Ground Floor 1,189 sq ft (110 sq mtrs)

First Floor 947 sq ft (88 sq mtrs)

Second Floor 1,006 ft (93 sq mtrs)

Third Floor 781 sq ft (72 sq mtrs)

Total Area 3,923 sq ft (364 sq mtrs)

Freehold Sale, Leasehold option may be considered for a suitable applicant.



CCL Property

62 High Street, Elgin, Moray, IV30 1BU

T: 01343 610520

www.cclproperty.com

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.