

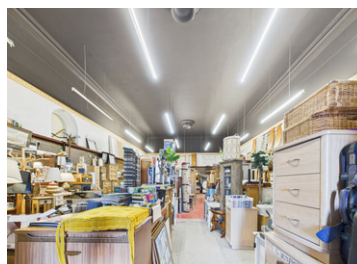


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- Prime Elgin location
- Generous retail space
- High character ceilings
- Enclosed secure yard
- Two-room onsite chalet
- Adjacent regeneration zone

This distinctive former church at 50 South Street, Elgin, provides a flexible single-storey commercial space within the heart of Moray's administrative centre. Offering over 287 sq m of accommodation with dramatic open-plan interiors, secure gated yard, and a self-contained two-room chalet with bathroom and garage, the property is ideally suited to a broad range of commercial or community uses. The location benefits from excellent local amenities and transport links, and is adjacent to major regeneration projects that promise continued growth and enhancement for the immediate area, making this a compelling opportunity for occupiers and investors alike.



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50 South Street, Elgin, Morayshire, IV30 1JX

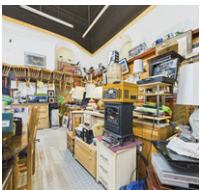
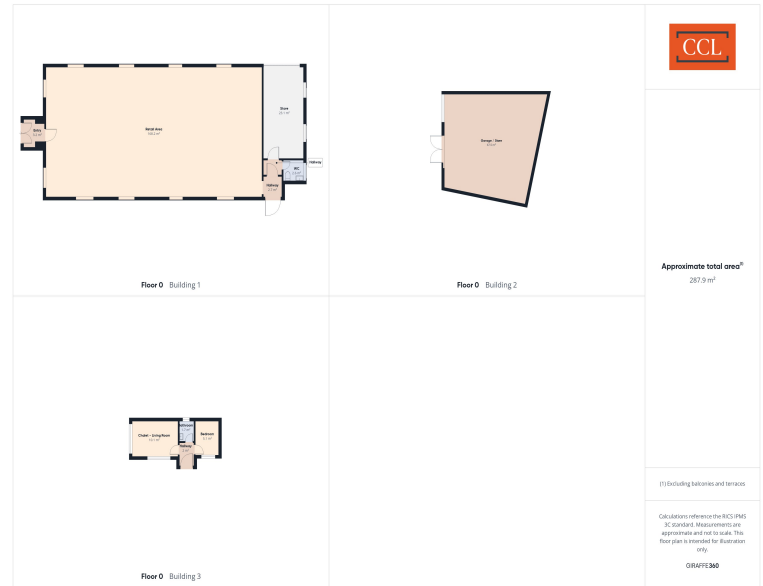
50 South Street in Elgin presents a unique commercial property with versatile potential, occupying a prominent position in the centre of Elgin, Moray’s administrative and commercial capital. This prime location enjoys proximity to a range of local amenities, including supermarkets, independent retailers, and respected educational facilities such as Elgin Academy. The town is exceptionally well-connected, benefiting from direct road links to Aberdeen, around 56 miles south, and Inverness, 30 miles to the west, with regular public transport facilitating access to nearby towns and villages. Elgin remains a thriving regional hub, renowned for its historic character and ongoing investment in regeneration and infrastructure.

The property itself is a former church building arranged over a single storey, offering approximately 287.9 sq m (3,099 sq ft) of accommodation as detailed on the attached floor plan. Upon entering via the porch from South Street, one is greeted by a substantial open-plan main retail or usable area with dramatic exposed high ceilings that accentuate the building's historic features. Adjacent to this, there are ancillary spaces including a store, WC, and hallway, all providing convenient service areas integral to a wide variety of uses. The proportions and layout offer enormous flexibility for retail, leisure, or community-based concepts.

Externally, there is an enclosed and secure compound benefiting from robust metal gates, adding a layer of security and practical access. Within this yard, the site incorporates a two-room chalet featuring a living area and bedroom with dedicated bathroom facilities, together with a spacious garage/store. This additional accommodation further enhances the property’s suitability for multiple commercial or recreational purposes.

The site offers substantial development potential subject to statutory planning consents. Its location adjacent to the significant Elgin South Street regeneration scheme ensures prospective buyers will benefit from the area’s uplift and future growth. With its distinctive architecture, flexible accommodation, and strategic positioning, 50 South Street represents an outstanding opportunity within Elgin’s vibrant town centre.

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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 things 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.