

**CCL**

- **FREEHOLD**
- **PRIME COMMERCIAL OPPORTUNITY**
- **EXCELLENT TOWN CENTRE LOCATION**
- **FLEXIBLE USE**
- **APPROXIMATELY 113.7 SQ M (1223.9 FT)**

Located in the heart of Elgin's bustling High Street, this prominent retail property offers exceptional visibility and footfall in a thriving town centre. Previously home to a well-known pharmacy, the building presents an ideal opportunity for business owners seeking a versatile commercial space in a vibrant and historic location. Surrounded by a diverse mix of retail, dining, and professional services, 48 High Street combines excellent accessibility with strong local demand — perfect for retail, healthcare, or service-based enterprises.

**T: 01343 610520****CCL****www.cclproperty.com**

48 High Street, Elgin, Morayshire, IV30 1BU

£200,000

The property is situated on High Street, the main thoroughfare in Elgin, a historic town in Moray. This central location places it amidst a vibrant mix of retail, dining, and professional services, including estate agents, restaurants, solicitors, and other shops, contributing to a busy and attractive business environment. The High Street is a key commercial hub with good footfall and accessibility, making it ideal for retail or service-oriented businesses. The area is well-served with amenities and is part of a thriving commercial community, providing opportunities for networking and customer engagement.

The interior of 48 High Street offers a well-organised and versatile layout, providing a total floor area of 113.7 sq m. The main shop floor is spacious at 69 sq m and includes a semi-private area with a working sink. Adjacent to the main retail space is a separate small room, currently utilised as a consultation and advice room, offering an additional 3.1 sq m that can also serve as valuable storage. Artificial light is provided to the shop floor areas by ceiling strip light fitments. Moving towards the rear, a door leads to a substantial storage room measuring 17.9 sq m, which benefits from high ceilings and a skylight, and connects to a practical kitchenette of 4.1 sq m. A small corridor provides access to a 3 sq m WC and a second storage room of 16.6 sq m, complete with a fire exit at the rear. The property's flexible layout offers excellent potential for renovation and reconfiguration to suit a variety of business needs.

This property presents an excellent opportunity for business owners looking to acquire a centrally located, high-profile retail unit in Elgin's bustling town centre, with strong local demand and a steady flow of customers. The building's previous use as a pharmacy underlines its suitability for healthcare, retail, or professional services, supported by the vibrant commercial community on High Street.



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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.