

- 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.









48 High Street, Elgin, Morayshire, IV30 1BU

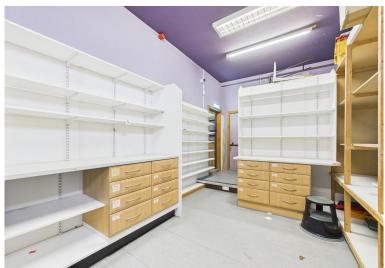
£200,000

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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