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Nestled in the vibrant core of Elgin's historic High Street, 48 High Street is a prime retail unit boasting high visibility and robust footfall in a dynamic town centre. Formerly an established pharmacy, this versatile 113.7 sq m space suits retail, healthcare, or professional services, surrounded by diverse shops, eateries, and offices that fuel strong customer traffic and business synergy.



- Leasehold
- New Lease - £18,000
- Term by Negotiation
- Prime Commercial Opportunity
- Excellent Town Centre Location
- Flexible Use



T: 01343 610520



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48 High Street (Leasehold), Elgin, Morayshire, IV30 1BU

£18,000

Positioned on Elgin's bustling High Street—the town's main commercial artery—48 High Street thrives amid a lively blend of independent retailers, cafés, restaurants, estate agents, and solicitors. This central spot in Moray's administrative hub ensures excellent accessibility, with nearby parking, pedestrian zones, and proximity to cultural sites like Elgin Cathedral, drawing both locals and tourists for consistent engagement.

The interior delivers a practical, adaptable layout across 113.7 sq m, starting with a generous 69 sq m main shop floor featuring a semi-private consultation zone with sink, ideal for client interactions. A compact 3.1 sq m room serves as an advice space or storage, lit by efficient ceiling strips, while the rear includes a 17.9 sq m high-ceilinged storage area with skylight, a 4.1 sq m kitchenette, a 3 sq m WC, and a 16.6 sq m secondary store accessed via corridor and fire exit. This configuration invites customisation for various trades, blending functionality with renovation potential.

48 High Street is a great opportunity for business owners looking to trade in Elgin's busy market. Its history as a pharmacy makes it ideal for health-related or service businesses in this lively commercial area. With prime positioning and flexible internals, it promises steady revenue and growth in a revitalised area supported by strong transport links to Inverness and Aberdeen.

Scottish Equivalent of Leasehold

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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.