



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

DEVELOPMENT OPPORTUNITY

- PLANNING CONSENT FOR HOT FOOD TAKE-AWAY PREMISES INCLUDING DRIVE-THRU
- SITE EXTENDING TO 0.23 ACRES (0.092 HECTARES)
- PRIME LOCATION NEXT TO A96 TRUNK ROAD



FOR SALE LAND AT RIVERSIDE ROAD
ELGIN, IV30 6LS

SALE PRICE OFFERS OVER £150,000

LOCATION

Elgin lies approximately 39 miles east of Inverness and some 66 miles North West of Aberdeen.

The Subjects are located on a highly prominent site on Riverside Road, on the eastern side of Elgin, with direct links to the A96 trunk Road. This is an established commercial area which has seen recent growth with new development.

Nearby occupiers include a wide variety of national and established local traders including; Costa Coffee, KFC, McDonalds, Starbucks, Arnold Clark, Brewers Fayre, Premier Inn, Travel Lodge, Grampian Furnishers.

DESCRIPTION

The Subjects comprise a roughly rectangular site extending to 0.23 acres (0.093 hectares) with potential for a restaurant / drive-thru development. Any purchaser will require to satisfy themselves regarding any future development potential.

SERVICES

Connection to Main Services for electricity, water and mains drainage are readily available.

PLANNING

Planning consent has been granted by Moray Council for the erection of a hot sandwich shop including drive-thru.

Please visit www.moray.gov.uk for further information.
Planning Application Reference:- 21/01146/APP

RATES

To be assessed. The uniform business rate for commercial premises in Scotland is 49.8p in the pound for the financial year 2023/2024, for rateable values under £51,000, excluding water and sewerage charges.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in connection with the transaction.

SALE PRICE

Offers over £150,000 are sought.

VAT

We understand that the Subjects have been elected for VAT, therefore VAT is applicable on the sale price, at the standard rate.

FURTHER INFORMATION

Strictly by appointment through the sole agents:-

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