



Grant Stewart

Chartered Surveyors | Estate Agents
DEVELOPMENT CONSULTANTS

- HOT FOOD TAKE-AWAY PREMISES
- CENTRALLY LOCATED WITH AMPLE PARKING NEARBY
- SUITABLE FOR ALTERNATIVE USES (SUBJECT TO PLANNING)
- GF ACCOMMODATION EXTENDING TO 44M2 [474 FT2] (APPROX)



TO LET

RENT

212 HIGH STREET, ELGIN, IV30 1BA (REAR BUILDING)

£15,000 PER ANNUM

LOCATION

The subjects are located with gable frontage to Thunderton Place, and side elevation to a lane running northwards to Elgin High Street. Elgin lies approximately 39 miles east of Inverness and some 66 miles North West of Aberdeen. The High Street offers a mix of multiple and local retailers, including Marks & Spencers, Royal Bank of Scotland, Ladbrokes The upper floors on High Street are generally in office use and ample car parking is available within a short walk of the property.

DESCRIPTION

The subjects comprise a city centre premises with accommodation arranged over the ground floor of a two storey and attic building. The main exterior walls are of stone/concrete block construction and the roof is pitched and clad with slates.

RENT

The subjects are available to rent at £15,000 per annum.

SERVICES

The subjects have mains connections to water, electricity and drainage.

DATE OF ENTRY

Entry by agreement.

RATEABLE VALUE

To be assessed. The Uniform Business Rate for the 2024/2025 financial year is 49.8 pence for properties with a Rateable Value below £35,000. Water and sewerage charges are separately levied and will be the responsibility of the tenant.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction with the purchaser being responsible for the cost of LBTT, registration dues and any VAT thereon.

VAT

The property is not VAT elected.

FURTHER INFORMATION

For further information please contact the sole agents Grant Stewart Chartered Surveyors.

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