www.gs-cs.co.uk Tel. 01463 718719



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.

SFRVICES

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:-

Grant Stewart | gs@gs-cs.co.uk Willem Stewart | ws@gs-cs.co.uk Tel: 01463 718719 | Fax: 01463 710712

Grant Stewart Chartered Surveyors Ness Mews, Ardross Place, Inverness IV3 5BY

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Disclaimer: The Agents or themselves and for their client whose agent they are give notice that:(1) These particulars are set out as a general outline for the guidance of intended purchasers or tenants and do not constitute any part of an offer or contract; (2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intended purchaser or tenant should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) No persons in the employment of Messrs Grant Stewart CS Ltd has any authority to make or give representation or warranty in relation to this property; (4) Unless otherwise stated all prices and rents are quoted exclusive of VAT. Prospective purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

Publication Date:- November 2023