



57-61 South Street, Elgin, IV30 1JZ
£40,000 Per Annum

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estateagents



57-61 South Street Elgin, IV30 1JZ

- Superb Commercial Premises
- For Sale at O/O £395,000
- For Let at £40,000 pa
- Extensive space over 3 floors

FOR LET AT £40,000 PA - ALSO AVAILABLE FOR SALE AT O/O £395,000.

Superb retail unit with Victorian period frontage enjoying a prominent situation on South Street with extensive accommodation measuring a total of 743 square metres or (7,998 square feet) over 3 levels as follows :-

Ground Floor 257.88 sq metres (2,776 sq ft)

(Currently - Main sales area, Fire Escape)

Mezzanine Level 218.35 sq metres (2,350 sq ft)

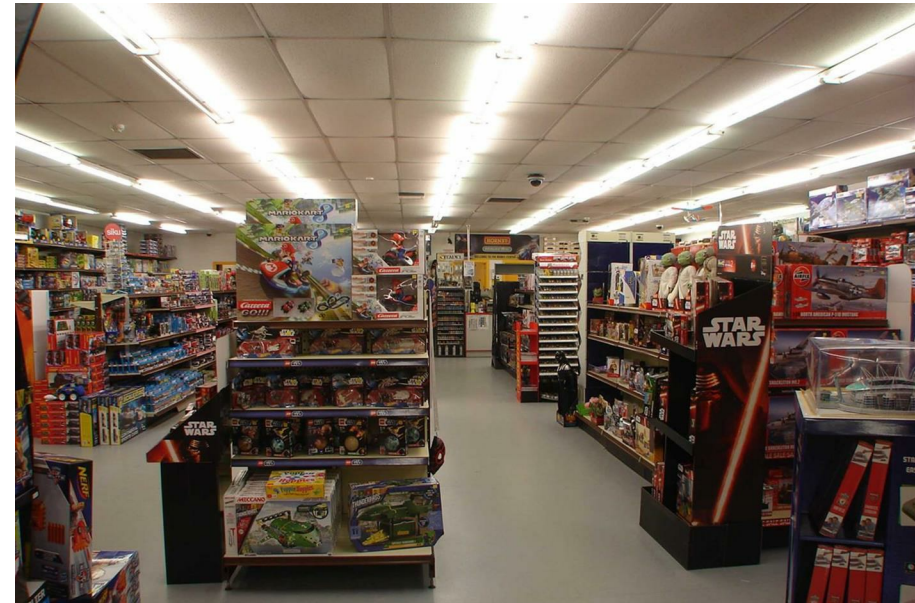
(Currently - Second sales area, Office, Store, Staff Room and 2 x WC.)

Basement 266.77 sq metres (2,872 sq ft)

Storage corridor, Delivery/Fire Exit door. Basement.



£40,000 Per Annum



Viewings

Viewings are by appointment. Please contact the selling agents on 01343 564123 or jeanne@abands.uk.com.

Alternatively, the vendor can be contacted on 07703 486691 or 01343 544304.

Details

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Directions

PROMINENT SITUATION IN SOUTH STREET OF ELGIN

Elgin

The city of Elgin is the administrative and commercial capital of Moray which lies on the main A96 trunk road that links Aberdeen (65 miles) and Inverness (40 miles). Moray has resident population of 87,500 and Elgin, one of 23,000 and is home to a number of local and national occupiers.

History

Constructed circa mid 1800s, this Grade "C" Listed property with impressive frontage was formerly the main entrance to the Elgin Victorian Street Market.

Given the configuration and construction of the property, it is believed that minimal adaptation would be required to convert the premises to a variety of alternative uses, such as a bar/restaurant, play centre, leisure use or even Boutique Hotel.

Construction

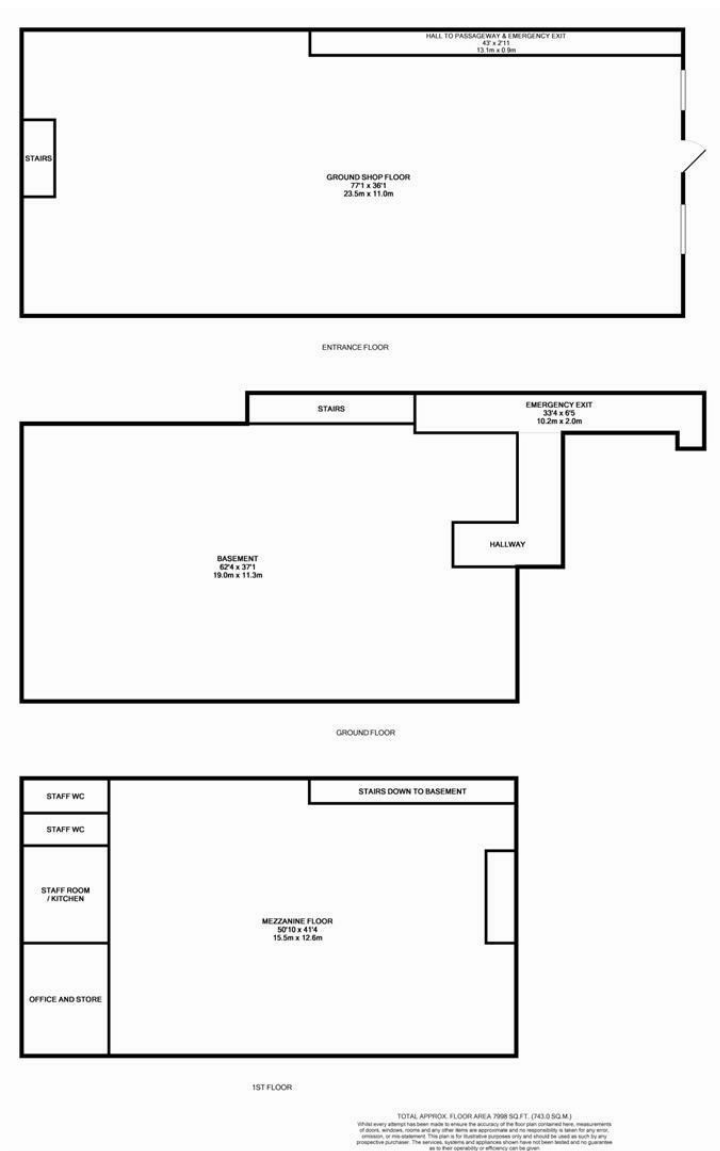
Pointed stone construction, part rendered with some modern block construction to the rear beneath a pitched roof of mixed finish. Solid concrete flooring. Walls are mainly plasterboard lined (bare block in basement). Ceilings are a mixture of plasterboard lined and suspended ceiling tiles. Single framed windows.

Services

Gas fired central heating with blower heaters and electric wall mounted heaters. Mains water, electricity and drainage.

Rateable Value

The current rateable value is £23,250.



Viewing

if you wish to arrange a viewing on this property or require further information please contact a member of our team on 01343 564123

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not energy efficient - higher running costs		
Scotland		
EU Directive 2002/91/EC		