



31 South Street, Elgin, IV30 1JZ

Reduced To £75,000





Former Elgin landmark Moravian Press building now available for sale.

Dating back to 1827 and lasting 4 generations of printers within the Grant family it is in many ways sad to see this property on the market. However, time waits for no man and so here is an impressively generous building with considerable potential, available for sale on the open market and an internal viewing is recommended for the discerning commercial investor.

#### Front office

16'8" x 19'4" max (5.1 x 5.9 max)

#### Room 2

16'8" x 19'0" (5.1 x 5.8)

Large room. Separate staircase to 1st and 2nd floors.

#### Passageway

5'2" x 30'8" (1.6 x 9.35)

#### Room 3

16'4" x 22'11" (5 x 7)

#### Printing Works

19'8" x 32'9" and 19'8" x 55'9" (6 x 10 and 6 x 17)

Two section building in poor condition - ground level is 6 x 10m and then lower ground at 6 x 17. From here a passageway leads to the rear door of the premises.

#### First Floor Landing

7'2" x 14'5" (2.2 x 4.4)

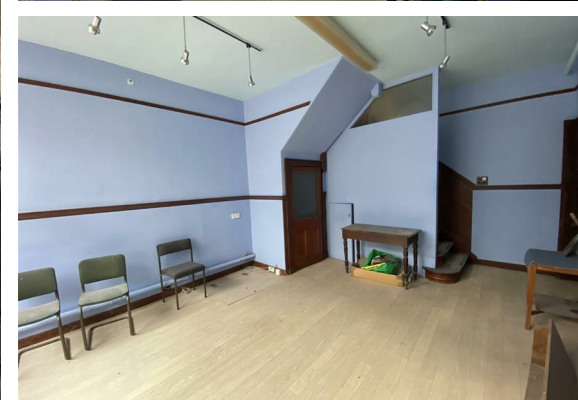
#### WC

WC facility.

#### Office 1

9'9" x 12'9" (2.98 x 3.9)

Triple windows overlooking South Street. Connecting door to :-



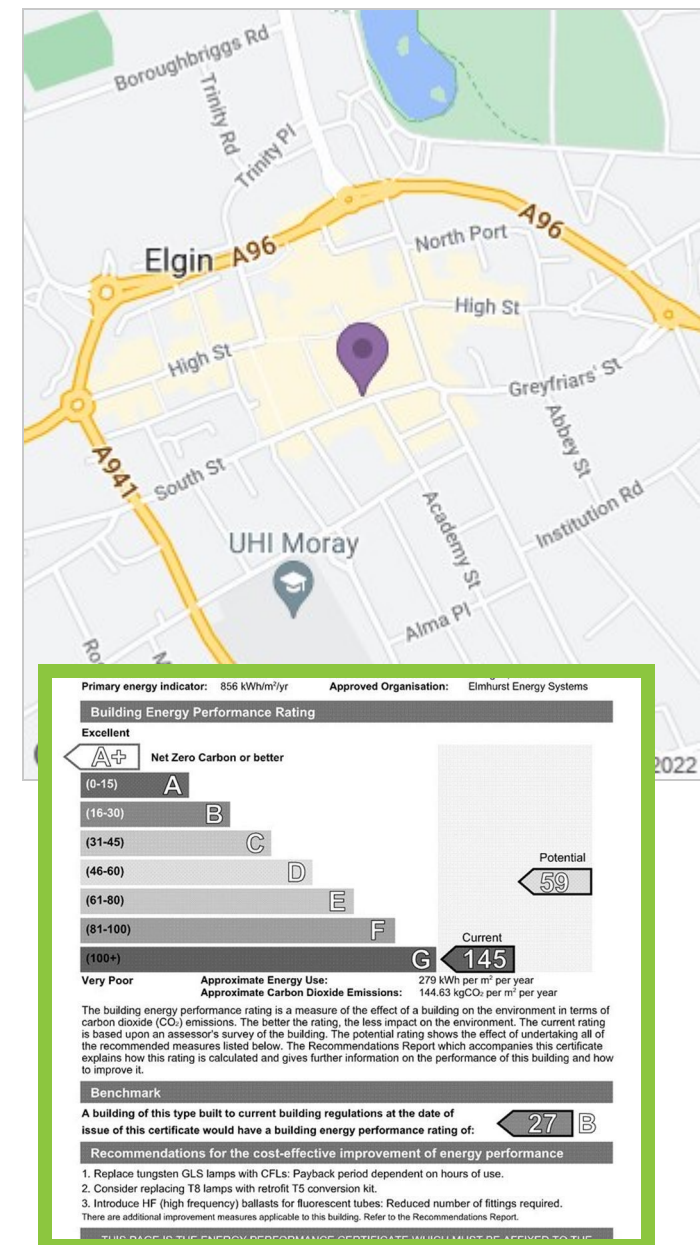
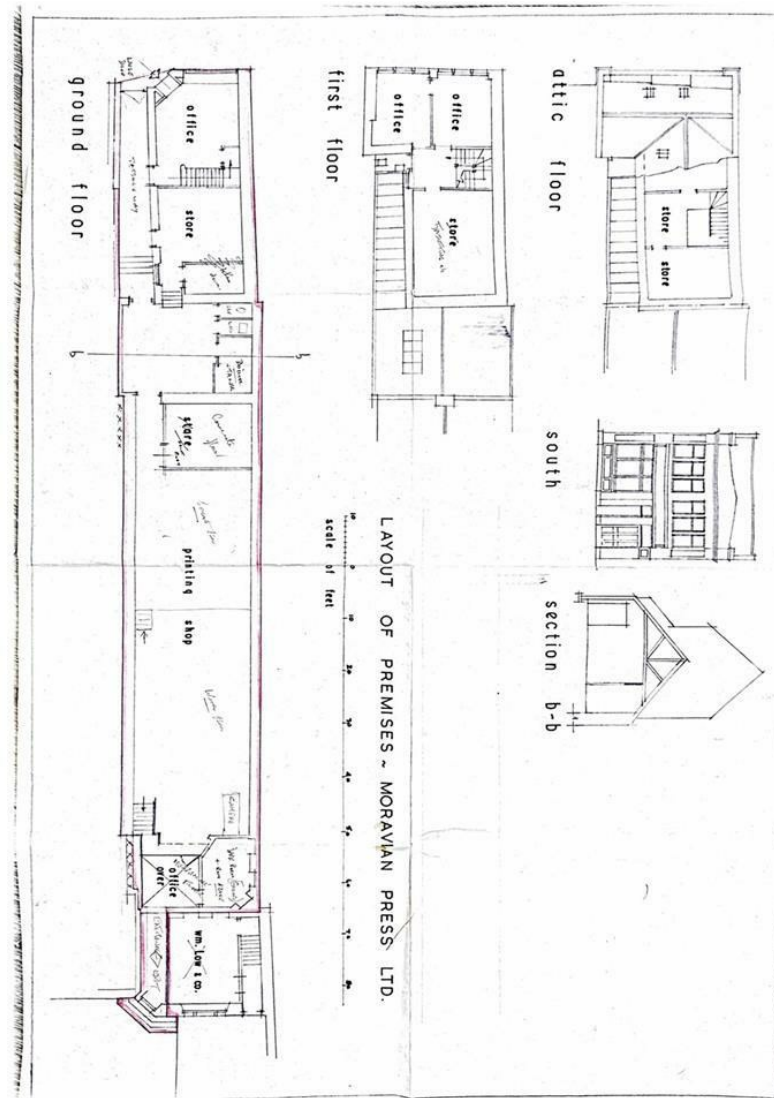




**Office 2**  
 9'10" x 12'9" (3 x 3.9)  
 Triple windows overlooking South Street.

**Workshop**  
 14'5" x 19'4" (4.4 x 5.9)  
 Generous space. Staircase to attic floor.  
 Additional access to first floor landing.





## Viewing

Created with Scanner Pro

Please contact our Elgin Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.

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