

# TO LET OFFICE

66/68 HIGH STREET, ELGIN, IV30 1BJ



- ATTRACTIVE FIRST & SECOND FLOOR OFFICE ACCOMMODATION
- PROMINENT "C" LISTED BUILDING ON CORNER LOCATION
- FROM 91 M<sup>2</sup> (983 FT<sup>2</sup>) TO 243 M<sup>2</sup> (2,620 FT<sup>2</sup>)

- FLEXIBLE LEASE TERMS
- IMMEDIATE ENTRY AVAILABLE
- RENTAL: £10,000 PER ANNUM, EXCLUSIVE OF VAT



**LOCATION:** The subjects are prominently located on the corner of High Street with Commerce Street towards the eastern end of Elgin High Street which forms part of the main shopping area. Costa Coffee occupy the ground floor of the building. Surrounding occupiers include a mix of national and local retailers and office users.

**DESCRIPTION:** The subjects comprise the first and second floors within an attractive corner positioned 3-storey ornate sandstone traditional building with Costa Coffee currently in occupation at ground floor level. The building is Category 'C' Listed. The upper floors provide attractive office accommodation benefiting from high ceilings and large windows allowing a good level of natural daylight in to the space. The upper floors are accessed from the Commerce Street elevation of the building via an entrance lobby and stairs to first floor level. The first floor provides a large open plan room with a separate office. The second floor provides 3 office rooms, a store, staff room/kitchen and toilets.

**ACCOMMODATION:** The property extends to the undernoted floor areas:-

Floor	m <sup>2</sup>	ft <sup>2</sup>
First	152	1,637
Second	91	983
<b>Total</b>	<b>243</b>	<b>2,620</b>

**RATEABLE VALUE:** The premises will require to be assessed for rates on occupation and may qualify for rates relief in terms of the Small Business Bonus Scheme.

**PLANNING:** We understand the subjects benefit from Class 4 (Business) Consent in terms of the Town & Country Planning (Use Classes) (Scotland) Order 1997. Other uses may be suitable subject to securing planning consent.

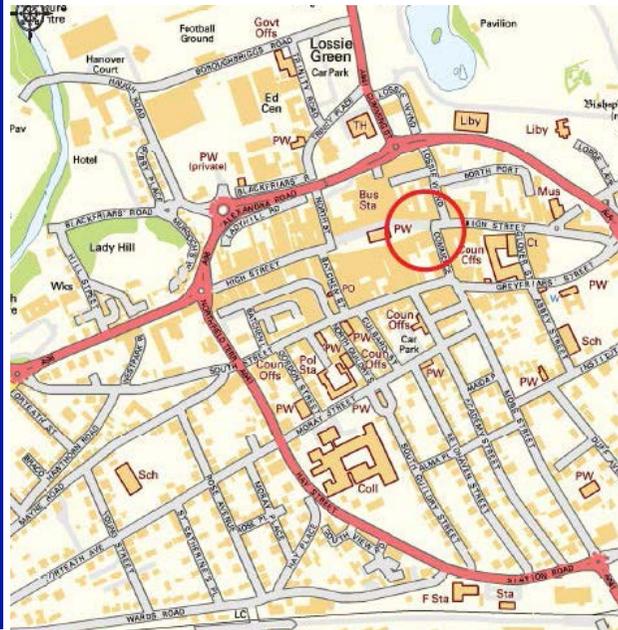
**LEASE DETAILS:** Flexible new FRI lease terms are available for a period to be agreed.

**RENTAL:** A rental of £10,000 per annum, exclusive of VAT, is sought for the whole space. The landlord may consider letting the floors individually. Please discuss any proposals with the marketing agent.

**VAT:** VAT will apply to any transaction.

**EPC:** Details available on request.

**COSTS:** Each party will bear their own legal costs. The incoming tenant will be liable for any LBTT, Registration Dues and VAT thereon.



## VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing, please contact the sole agents:

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