

FOR SALE

RETAIL

Ground, First & Second Floor Retail
Unit within Traditional Terrace

Large Glazed Double Frontage

Prime Location on Elgin High Street
within Pedestrianised Area

Extends to 256 m² (2,756 ft²)

May Suit Various Uses, STP

Sale Price: Offers Over: £150,000

Early Entry Available



WHAT 3 WORDS

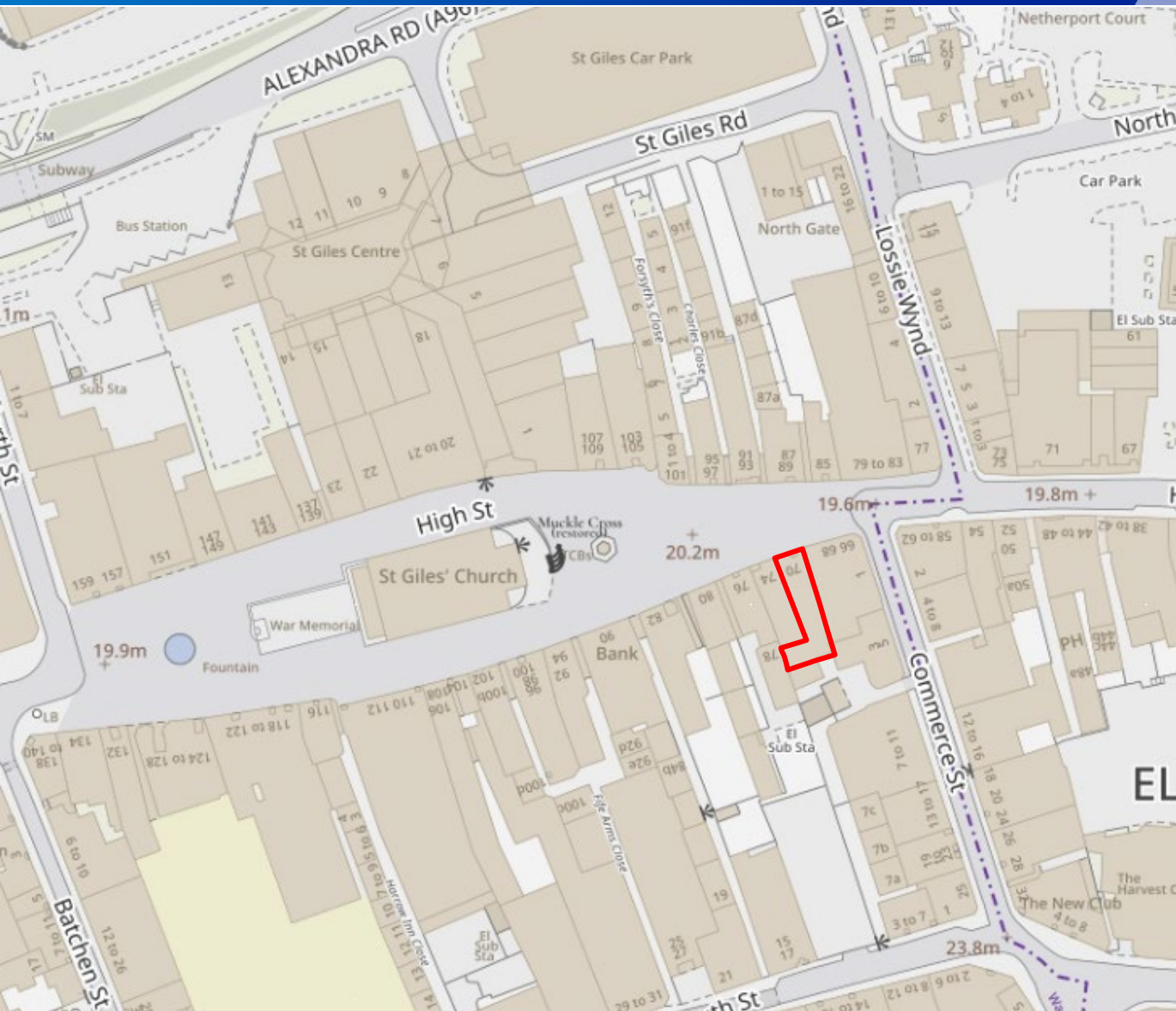


VIDEO TOUR

70 HIGH STREET, ELGIN, IV30 1BJ

Contact: Linda Cameron | linda.cameron@shepherd.co.uk | 07789 004260
Neil Calder | n.calder@shepherd.co.uk | 07551 173667
www.shepherd.co.uk





LOCATION

Elgin is situated approximately 66 miles northwest of Aberdeen and 39 miles southeast of Inverness. Within the Moray Council area, Elgin is the main administrative, business and service centre with Forres, Buckie, Lossiemouth and Keith being classified as secondary settlements. The town is accessed by the A96 trunk road which runs between Aberdeen and Inverness. There is also a railway line between those two cities. Elgin has a population of approximately 23,128 (2011 Census) and is the regional town for Moray, with a primary catchment of approximately 90,000 within a 10-mile radius.

As the administrative centre of Moray, Elgin houses the HQ offices of Moray Council. Elgin is also the regional retailing centre and an important centre for education, tourism, agricultural industries, the general service sector, healthcare, food & drink and the textile and distilling industries.

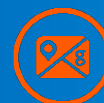
The town lies in the heart of the world famous Speyside Whisky country and together with ready access to the Cairngorm National Park and the Malt Whisky Trail this ensures Elgin is a popular tourist destination.

RAF Lossiemouth, one of the RAF's largest bases, is also located nearby and contributes significantly to the local economy. It is Scotland's only operational RAF base which has recently benefitted from £400m of investment. The MoD is a major employer and spends more than £2bn a year in Scotland. The RAF Kinloss barracks is also located approximately 11 miles from Elgin.

The subjects occupy a 100% prime pitch on the south side of Elgin High Street towards its eastern end within the pedestrianised area which is the town's principal shopping and footfall thoroughfare.

There is a good blend of both local and national businesses nearby which include Costa, Santander Bank, Begg Shoes & Bags Ltd, Little the Jewellers, Moray Food Plus, Bank of Scotland and Walkers Shortbread Ltd, to name a few.

**PROMINENT RETAIL UNIT
ELGIN TOWN CENTRE**



FIND ON GOOGLE MAPS



DESCRIPTION

The property comprises a ground, first and second floor retail unit set within a wider building of traditional stone and slate construction. The ground floor benefits from an attractive glazed double shop frontage with large display windows and a centrally set recessed glazed pedestrian entrance door.

Internally the property is currently configured to provide an open plan sales area with a sales counter positioned to the rear. The sales area comprises a solid floor and a suspended ceiling grid incorporating acoustic tiles and recessed box lighting as well as ceiling mounted air conditioning cassettes.

A door to the rear of the sales counter leads to a workshop/storage area with a staircase leading to the first floor which provides further storage and staff ancillary areas including a kitchen and toilet. The second floor provides further storage space.

There is a small yard area to the rear of the unit.

FLOOR AREAS

The property extends to the undernoted approximate floor areas:-

Floor	m ²	ft ²
Ground Floor Sales	94.36	1,014
Ground Floor Workshop/Store	45.99	495
First Floor	66.79	719
Second Floor	49.15	528
TOTAL	256.29	2,756

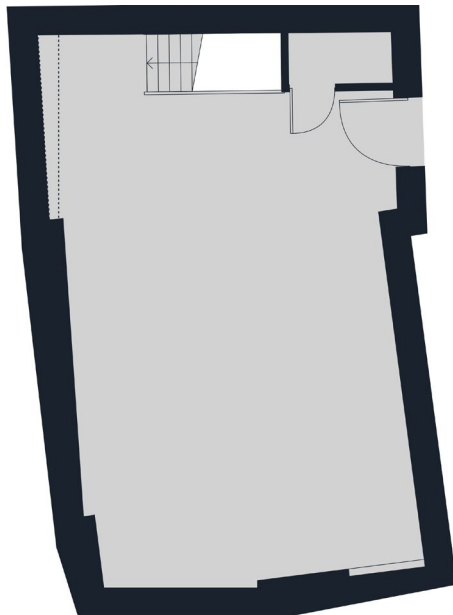
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR







PLANNING

Class 1A (Shops, Financial, Professional and Other Services) planning use consent in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997. Other uses may be permissible subject to securing the appropriate planning use consent.

RATEABLE VALUE

The property is currently listed on the Scottish Assessor's portal as follows:-

SHOP – NAV/RV: £16,250.

EPC

Rating: "C". Documentation available on request.

SALE

Our client's Heritable Interest (Scottish Equivalent of English Freehold) in the property is available "For Sale" with offers over £150,000 invited.

ENTRY

The property will be sold with vacant possession available for immediate occupation, subject to the conclusion of Missives.

VAT

The property is elected for the purposes of VAT. VAT will apply to any transaction.

LEGAL COSTS


Each Party will be responsible for their own legal costs incurred in any transaction. The purchaser will be responsible for LBTT, Registration Dues and VAT thereon.



Get in Touch

For further information or viewing arrangements please contact the sole agents:

 **Linda Cameron**
linda.cameron@shepherd.co.uk

 **Neil Calder**
n.calder@shepherd.co.uk

Shepherd Chartered Surveyors
 Hazel House, Stoneyfield Business Park, Inverness, IV2 7PA
 t: 01463 712239



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

www.shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE: June 2026