

Retail/Office

For Sale



15 and 16 Harrow Inn Close, Elgin IV30 1BP

#FileNo/Gla 005



15 & 16 Harrow Inn Close Elgin

IV30 1BP



Agreement

For Sale/May Let



Detail

RETAIL/OFFICE



Price

£135,000



Size

(15) 32.80 sq m (353sq ft)
(16) 80.40 sq m(865sq ft)



Location

ELGIN, IV30 1BP



Property ID

#FILENO/GLA 005

For Viewing & All Other Enquiries Please Contact:



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FRICS

Director

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Property

This refurbished C listed corner property is formed on two levels in a traditional sandstone building with pitched and slated roof, timber windows.

Both units have pedestrian access from the side elevation, No 16 has timber display windows to South Street and provides open retail space on the ground floor with first floor ancillary accommodation. This would suit an occupier keen to present showroom type space in a bright environment.

No 15 is a self contained retail unit providing open accommodation suited to a variety of retail occupiers.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
15	32.80	353
16	80.40	865

Energy Performance Certificate

Rating: No 15 – F / No 16 – F

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

The property has the benefit of Class 1 retail consent, it is therefore suitable for use as a shop, financial, professional and other services.

Interested parties considering change of use should make their own enquiries to Moray Council Planning Department, who are happy to offer free pre-application advice.

Rates

Charging Authority: Moray Council
Description: Shop
Rateable values: No 15: £5,200
No 16: £8,000

Current Rate Poundage for Moray Council is £0.498. Further information on the Council charges can be found at <http://www.moray-vjb.gov.uk/>

There are a number of reliefs and exemptions which may reduce the amount of Non-Domestic Rates you pay, Further information is available on the Moray Council Non Domestic Relief page : http://www.moray.gov.uk/moray_standard/page_92354.html

Tenure

The heritable interest in the property is For Sale, copies of title documentation are available by separate request

Price

Offers in excess of £135,000 are invited for the property.

Separate sale of both units would be considered subject to negotiation.

VAT

If applicable VAT may be charged at the prevailing rate.

Legal Costs

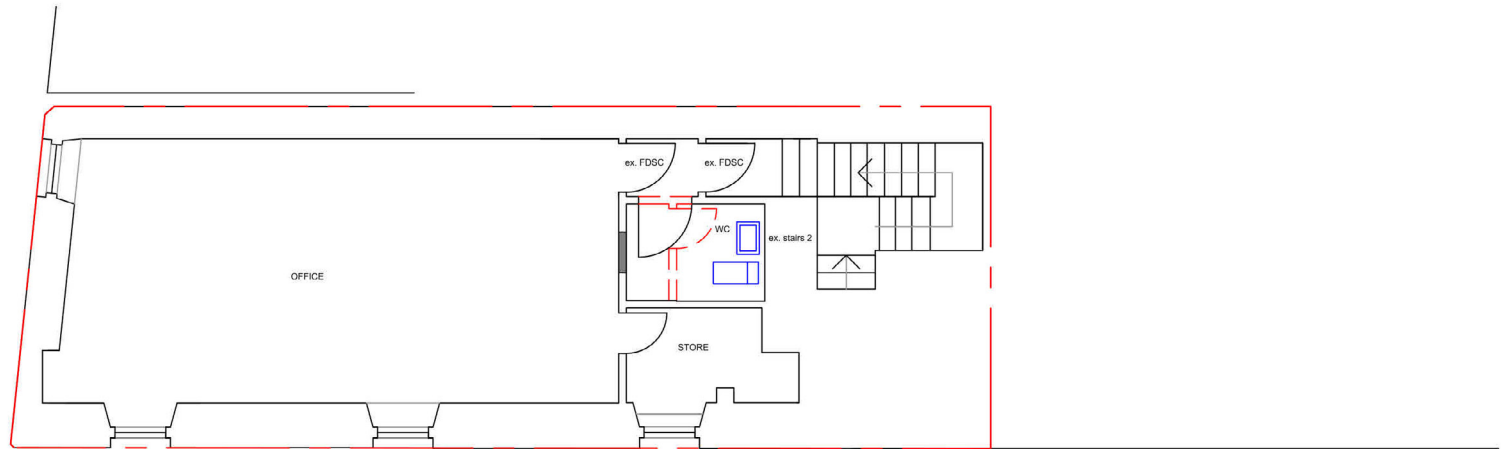
Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the Agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.







Proposed First Floor Plan 1.100

