

**TO LET**  
INDUSTRIAL / WORKSHOP / TRADE COUNTER

**GRAHAM  
SIBBALD**



**Former ATS Elgin,  
Moycroft Road,  
Elgin, IV30 1XZ**

- Quoting Rental: £45,000 plus VAT
- Total GIA 6,279 sq. ft / 583 sq. m or thereby
- Yard/Car Parking
- Prominent Location
- Easy access to trunk roads

## LOCATION

Elgin is the administrative and commercial centre for Moray, situated between Inverness and Aberdeen in the northeast of Scotland. The town benefits from strong transport links via the A96 trunk road, connecting it directly to both Inverness and Aberdeen, as well as regular rail and bus services.

The unit is situated in Moycroft which is a well-established industrial and commercial area located to the east of the town centre. It is home to a mix of workshops, trade units, and service businesses, with occupiers including Pentland Land Rover, Pinefield Glass and MacDonald & Munro Ltd.

## DESCRIPTION

This property was formerly operated as an ATS Euromaster garage. It is of steel portal frame construction with a pitched roof. The frontage features four large vehicle access doors with further side vehicle access. The building occupies a corner site extending to approximately 0.34 acres.

To the front, there is a surfaced car park. Internally, the property provides workshop/garage accommodation with a reception/trade counter, storage areas, staff ancillary facilities, and a mezzanine floor. The site also benefits from private on-site parking, offering added convenience for both customers and staff.

## MOVABLES

Equipment such as ramps, lifts, and similar items remain in the unit from when it traded as ATS. These can be made available to any incoming tenant through separate negotiation; however, no guarantee can be given regarding their working order.

## ACCOMMODATION

The accommodation may be summarised as follows:-

GIA	Sq. Ft	Sq. M
Ground Floor	5,440	505.39
Mezz	839	77.94
<b>Total</b>	<b>6,279</b>	<b>583.32</b>

## EPC

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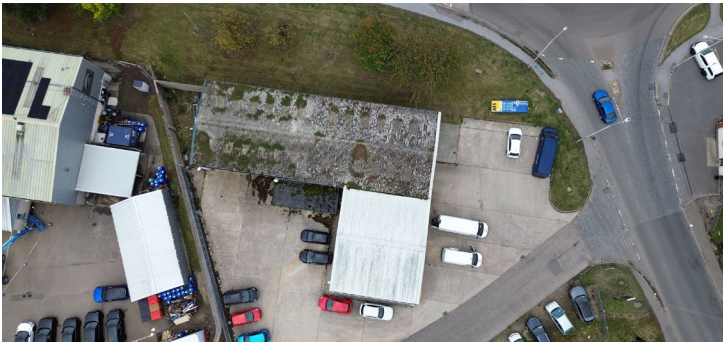
## ENTRY

By mutual agreement

## SERVICES

We understand that the property is connected to mains supplies for water and electricity with drainage being to the main sewer.





To arrange a viewing please contact:



**ANDREW ROSE**  
Director

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**ANNA MASSIE**  
Graduate Surveyor

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## LEGAL COSTS

Incoming tenant/s will be liable for their own legal costs, LBTT, Registration Dues and VAT (where applicable).

## VAT

All figures quoted are net of VAT which is applicable.

## RENTAL

£45,000 per annum + VAT.

## LEASE TERMS

Our client is seeking a minimum of 5 years on standard commercial terms.

## RATEABLE VALUE

The rateable value is £24,000 at present..

## USE

Any prospective tenant could use the unit for ongoing car related businesses. Alternatively, any use class under 4, 5 + 6 would be considered.

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: September 2025

## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.