



Commercial Unit, Muirton Road, Lossiemouth, IV31 6TU

- GIA: 151 SQ. M / 1,625 SQ.FT or thereby
- Rental incentives potentially available
- Asking Rent: Upon Application
- Unit attached to Moray Coast Health Centre.
- Located in close proximity to RAF Lossiemouth.





LOCATION

The unit is situated on Muirton Road, Lossiemouth, offering an opportunity for businesses looking to establish themselves in a popular and well-connected coastal town. The property benefits from a visible and accessible location, making it suitable for a variety of commercial uses. The unit also sits in close proximity to the RAF base.

Elgin, the administrative and commercial hub of Moray, is just a 10-minute drive away providing additional transport links and access to a wider customer base.

DESCRIPTION

The unit is currently in shell condition offering a blank canvas for potential tenants to create their ideal space. The unit forms part of a larger building with the remaining areas occupied by Moray Coast Medical Practice. The property benefits from shared use of a large public car park.

ACCOMMODATION

FLOOR	DESCRIPTION	SQ.M.	SQ.FT.
Ground	Gross Internal Area (GIA)	151	1,625

SERVICES

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

RATEABLE VALUE

To be determined.

RENTAL

On application. Please note VAT is applicable on rent and a service charge will also be payable.

USE

The unit currently has planning permission for the retail type use. Alternative uses may be considered on a case-by-case basis. Please note pharmacy operators will be required to obtain a pharmacy license.

LEASE TERMS

To be provided on application to the agent.

LEGAL COSTS + VAT

Each party will be responsible for their own legal costs. Should LBTT or any registration dues be applicable the tenant will be liable. VAT applicable on all costs unless stated.

EPC

On application.

VIEWING + OFFICE ADDRESS

Graham + Sibbald
4 Ardross Street
Inverness
IV3 5NN

To arrange a viewing please contact:



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