

# FOR SALE | OFFICE INVESTMENT

**8 VICTORIA CRESCENT, ELGIN, IV30 1RQ**  
**OFFERS OVER £270,000 INVITED**



**ALLIED**  
SURVEYORS  
SCOTLAND





# SUMMARY

- ✓ Modern detached single storey office building.
- ✓ Let to Moray Council at £23,300 per annum on an internal repairing and insuring lease.
- ✓ Flexible open plan layout suitable for a range of uses and occupiers.
- ✓ Private surfaced car parking.
- ✓ NIA - 231.0 sq.m. (2,486 sq.ft.)
- ✓ Offers over £270,000 invited.





# LOCATION

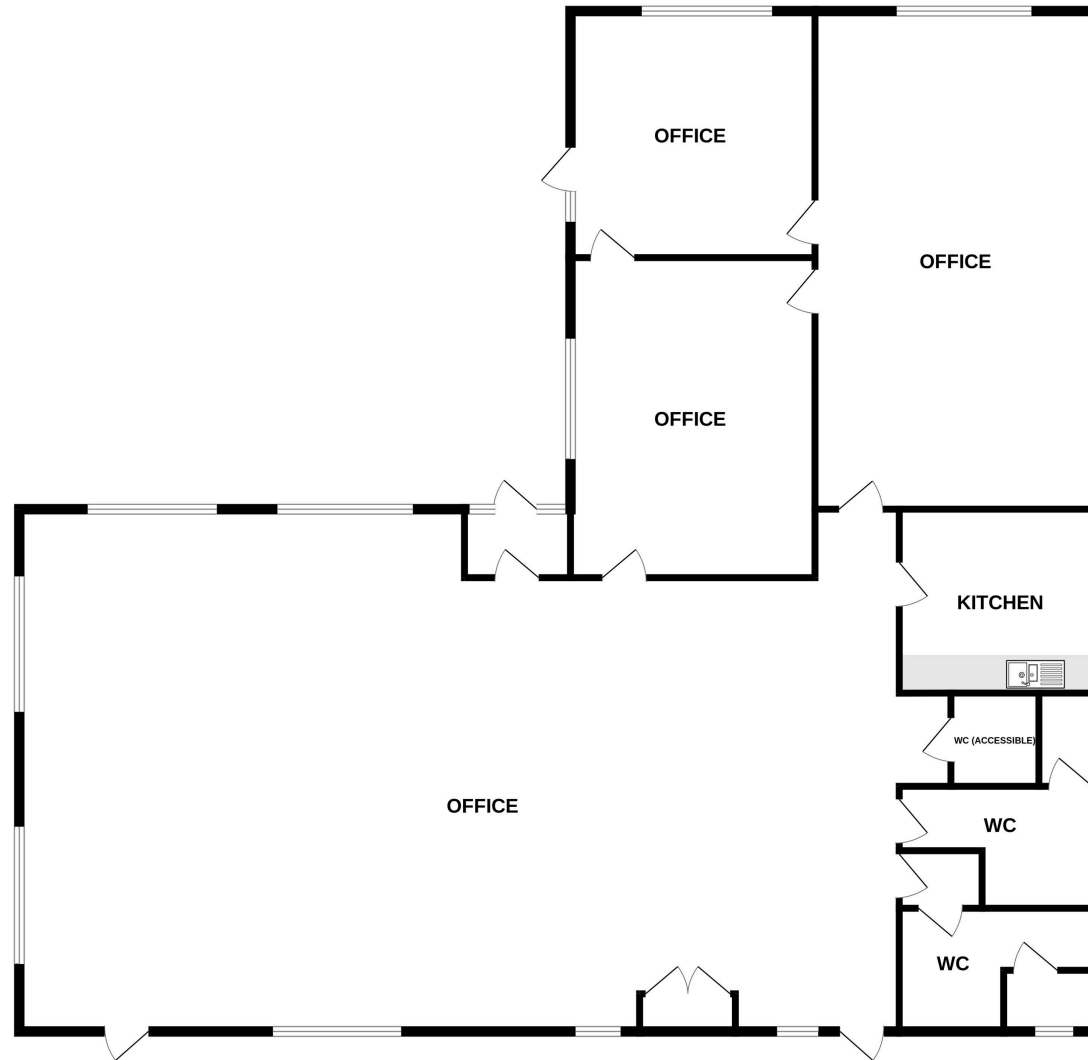


The subjects are located towards the east of Elgin town centre, convenient for local amenities. Elgin is situated on the north east of Scotland between Inverness and Aberdeen, to which it is connected by the A96 trunk road. It has nearby air links with Inverness Airport at 31 miles away and Aberdeen International Airport at 61 miles away. It also benefits from rail links to the rest of the country, with the station being in close proximity to the subjects.

As the administrative centre of Moray, Elgin houses the headquarter offices of Moray Council and there is also a regional retailing centre and an important centre for education, tourism, agricultural industries, general selling sector, health care, textile, food and distilling industries. Elgin has the largest catchment area in Moray followed by the local towns of Forres, Buckie and Lossiemouth. The town has a population of circa 20,000 with a wider regional catchment of around 50,000.



# INDICATIVE LAYOUT





## LEASE INFORMATION

The subjects are currently let to the Moray Council on an internal repairing and insuring lease. The lease is currently running on yearly basis at a current rental of £23,300 per annum.

Copies of the leasing documentation are available by request.

## PROPERTY DESCRIPTION

The subjects comprise a modern single storey detached office building together with associated grounds. The accommodation is typically laid out in an open planned basis with some cellular space.

The site extends to a total area of approximately 0.23 acres and benefits from a number of private surfaced car parking spaces.

## FLOOR AREA

We calculate the floor area of the property in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

**Net Internal Area - 231.0 sq.m. (2,486 sq.ft.)**

Limited use areas - 19.9 sq.m. (214 sq.ft)

**Gross Internal Area - 250.9 sq.m. (2,700 sq.ft.)**

Alternatively, we calculate the floor area of the property in accordance with the RICS Property Measurement (2nd Edition) as follows:

IPMS3 - Office - 234.6 sq.m. (2,525 sq.ft.)

## SALE

Offers over £270,000 are invited for the heritable interest in the property.

## RATEABLE VALUE

According to the Scottish Assessor's website ([www.saa.gov.uk](http://www.saa.gov.uk)) the subjects have a Rateable Value of £21,000 effective 1st April 2023.

## UTILITIES

The subjects have mains supplies of water, electricity and gas. Drainage is to the main public sewer.

Heating and cooling is provided by a gas fired combi boiler and a series of chillers through a series of radiators and fan coil units.

Hot water is provided through the gas fired combi boiler.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate (EPC) rating is 'C'.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the preparation, negotiation and settlement of the documentation pertaining to the lease or sale including LBTT or VAT applicable.

## ENTRY

On completion of legal formalities.

## ANTI MONEY LAUNDERING

To satisfy our money laundering requirements, 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.

# VIEWING AND FURTHER INFORMATION

By appointment through the sole agents, Allied Surveyors Scotland.

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