

FOR SALE | OFFICE / REDEVELOPMENT

74-76 SOUTH STREET, ELGIN, IV30 1JG
OFFERS OVER £670,000 INVITED



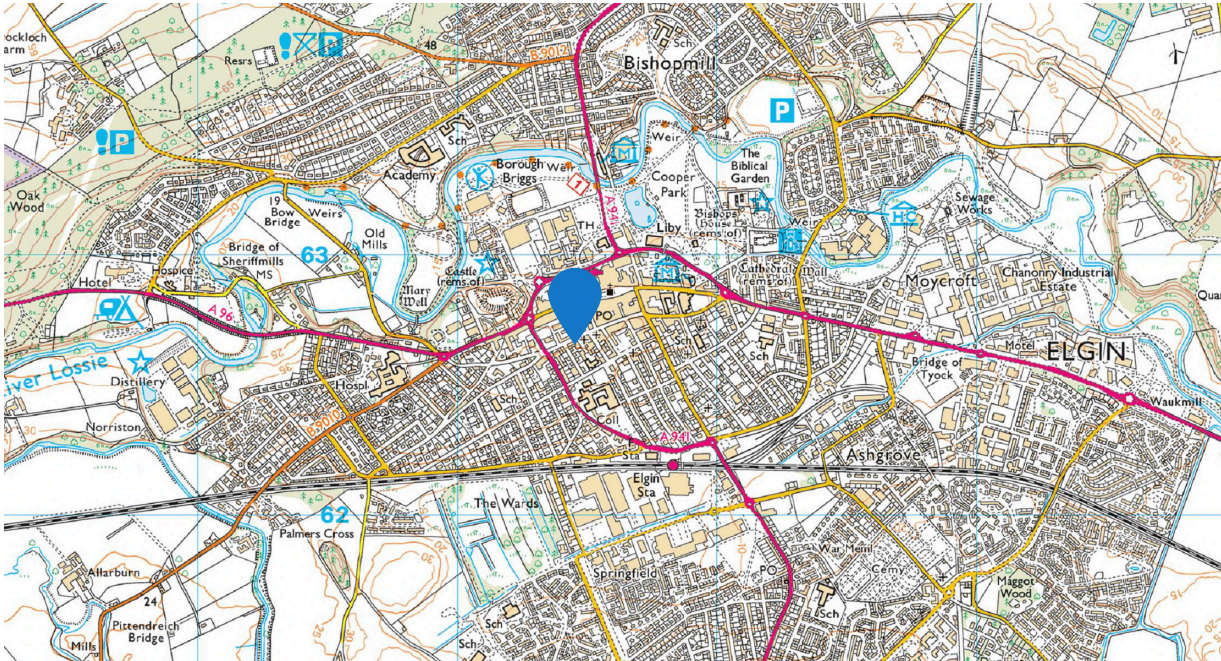
SUMMARY

- ✓ Substantial detached two-storey office building with large modern extension
- ✓ Significant redevelopment potential, subject to necessary consents
- ✓ Central location within Elgin Town Centre
- ✓ Open plan layout
- ✓ On site parking provision
- ✓ Gross Internal Area - 907.8 sq m (9,771 sq ft)

Offers over £670,000 are sought for our client's interest in the property.



LOCATION / SITE



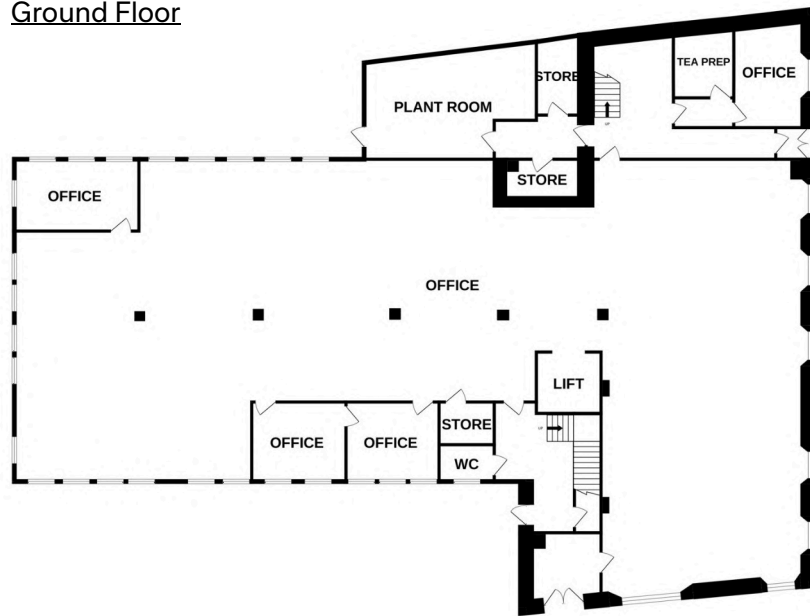
The property is prominently located on South Street, in the heart of Elgin. Elgin serves as the administrative capital of Moray and lies on the A96 trunk road, approximately 40 miles east of Inverness and 60 miles north-west of Aberdeen. Elgin bus and train stations are within a short walking distance, providing good public transport links.

The surrounding area features a mix of residential and commercial properties, with South Street currently undergoing significant redevelopment.

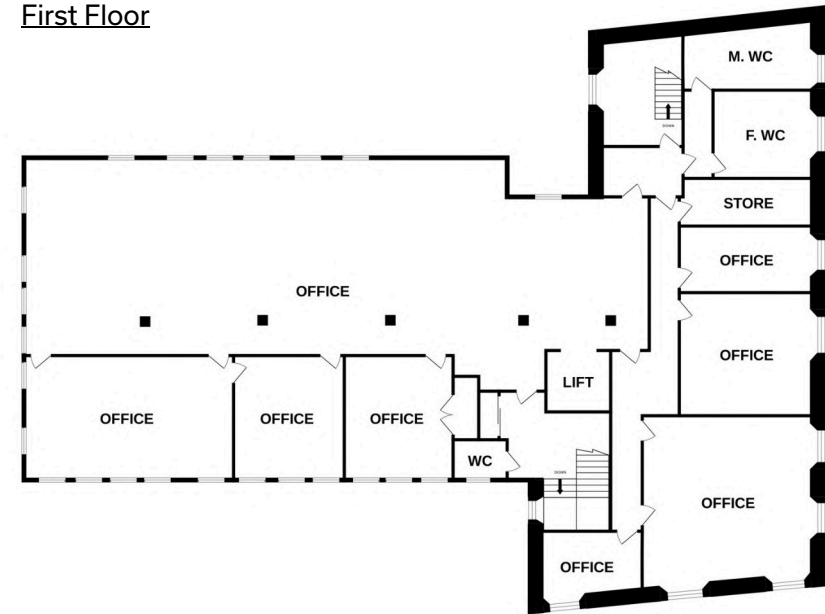
The property benefits from several on-site car parking spaces to the side of the building, with additional parking available immediately adjacent.

INDICATIVE LAYOUT / FLOOR AREAS

Ground Floor



First Floor



The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition to give the following approximate floor areas:

	Ground Floor	First Floor	Total
Net Internal Area (NIA)	390.9 sq m (4,208 sq ft)	360.9 sq m (3,884 sq ft)	751.8 sq m (8,317 sq ft)
Toilets / Limited Use Areas	84.0 sq m (904 sq ft)	72.0 sq m (775 sq ft)	156.0 sq m (1,679 sq ft)
Gross Internal Area (GIA)	474.9 sq m (5,112 sq ft)	432.9 sq m (4,659 sq ft)	907.8 sq m (9,771 sq ft)

Alternatively, the property has been measured in accordance with the RICS Property Measurement 2nd Edition to give the following approximate floor areas:

	Ground Floor	First Floor	Total
IPMS 3 - Office	403.1 sq m (4,339 sq ft)	369.5 sq m (3,977 sq m)	772.6 sq m (8,317 sq ft)

Floor plans are for indicative purposes only and are not to scale. No responsibility is taken for the accuracy of any plans.

DESCRIPTION

The subjects comprise a substantial detached office building arranged over two floors, benefiting from a large modern extension to the rear. Internally, the property is predominantly laid out with mostly open-plan floor plates.

The front section is of traditional stone construction beneath a pitched and slated roof, while the rear extension is built with block construction under a pitched and slated roof, with a small flat-roofed section over the plant room. The ground floor features a mix of suspended and solid flooring, while the first floor is constructed with a concrete metal deck. Windows throughout are of various double-glazed designs.

TENURE

Heritable interest with outright ownership.

The property is to be sold with the benefit of vacant possession. Part of the property is currently leased, but this lease includes a 30-day notice period that can be exercised before the sale. Alternatively, the lease can be continued.

REDEVELOPMENT POTENTIAL

The property is suitable for a variety of uses, including potential residential or commercial redevelopment, subject to obtaining the necessary consents from the local authority.

UTILITIES

The property has connections of mains water, electricity, gas and drainage. Heating and cooling are provided via a wet system with a gas-fired boiler and a split air-conditioning system, incorporating Mitsubishi condenser units and internal cassettes.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate rating is 'E'

SALE

Offers in excess of £670,000 are sought for our clients interest in the property.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £79,500 effective 1st April 2023.

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.

AML REQUIREMENTS

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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