



**ALLIED  
SURVEYORS  
SCOTLAND**

Tel. 01463 239494 X @Allied\_Scotland  
[www.alliedsurveyorsscotland.com](http://www.alliedsurveyorsscotland.com)



**TO LET**

## ***31 Grampian Road, Elgin, IV30 1XJ***

- ✓ Secure yard in close proximity to the A96
- ✓ 0.217 Acres (0.08 Hectares)
- ✓ Suitable for a range of uses subject to the relevant consents
- ✓ Available on flexible terms at £9,600 per annum.

Commercial Valuation | Agency | Investment Advice  
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## LOCATION

Elgin is known as the administrative capital of Moray and is situated adjacent to the main A96 trunk road connecting Inverness to Aberdeen. The town benefits from excellent transport links via road and rail to the rest of Scotland.

The property is located on Grampian Road to the rear of Tyock Industrial Estate which is one of the main industrial locations within Elgin. Surrounding occupiers include a number of national occupiers such as CEF, Wolesley and Dulux Decorator Centre together with a number of local operators and residential properties.

## DESCRIPTION

The subjects comprise an irregularly shaped level site secured with metal fencing and hardcore surfaced.

The property would be suitable for a wide range of uses subject to the relevant consents being obtained from the local authority.

## SITE

We understand that the site extends to 0.217 Acres ( Hectares)

## LEASE

The subjects are offered on flexible terms on the basis of a new lease on full repairing and insuring (FRI) terms for a minimum term of 12 months.

## RENTAL

Our client is seeking £9,600 per annum for the leasehold interest in the property.

## RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a Rateable Value of £4,400. The uniform business rate for the current year is £0.498 pence in the pound.

For properties with a Rateable Value of £12,000 and under occupiers may be eligible for 100% rates relief through the Small Business Bonus Scheme, depending on individual circumstances.

## UTILITIES

The site is not currently serviced, although there are services in close proximity.

Electricity can be installed for an incoming tenant by negotiation.

## LEGAL COSTS

Each party shall bear their own legal costs with the eventual tenant liable for any Registration Dues or LBTT thereon.

## ENTRY

Upon completion of a formal missive under Scots Law.



## VIEWING AND FURTHER INFORMATION

By appointment through the sole agents, Allied Surveyors Scotland

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