



TO LET

Second Floor Offices 35 Moray Street, Elgin, IV30 1JH

- ✓ On site car parking
- ✓ Suitable for a variety of uses and occupiers
- ✓ Central location
- ✓ Spaces from 26.9 sq m (289 sq ft) to 60.3 sq m (649 sq ft) available



ALLIED SURVEYORS SCOTLAND

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DESCRIPTION

The subjects comprise a number of offices on the second floor of a traditional three-storey building. The accommodation is arranged as three cellular offices, with suites available to let individually or as a whole. Allocated car parking spaces are provided within the building.

Suite 2 is fitted with a sink unit within the offices.

LOCATION

The property occupies a prominent position on Moray Street in the heart of Elgin. Elgin is the administrative capital of Moray and lies on the A96 trunk road, approximately 40 miles east of Inverness and 60 miles northwest of Aberdeen. Elgin bus and train stations are within short walking distance, providing good public transport links.

ACCOMMODATION

The subjects have been measured on a net internal area basis in accordance with the current edition of the RICS Code of Measuring Practice, providing the following accommodation:

Suite 1 – office – 26.9 sq m (289 sq ft)

Suite 2 – 2 offices – 33.4 sq m (360 sq ft)

Total – 60.3 sq m (649 sq ft)

Alternatively, the property has been measured in accordance with the 2nd edition of the RICS Property Measurement Standard (IPMS 3: Office) to give a total area of 61.2 sq m (659 sq ft).

An indicative floor plan can be obtained at:

<https://content.metropix.com/px/18549169>

LEASE TERMS

The suites are available to let on flexible terms at the following rental levels:

Suite 1 – £2,700 per annum plus VAT

Suite 2 – £3,300 per annum plus VAT

Rents are exclusive of service charge and utilities.

RATEABLE VALUE

According to the Scottish Assessor's website (www.saa.gov.uk) the subjects have a combined Rateable Value of £5,100 effective 1st April 2023.

Eligible occupiers may benefit from up to 100% rates relief under the Small Business Bonus scheme. Further details regarding eligibility can be obtained from the local authority.

UTILITIES

The property is connected to mains water, electricity, gas and drainage. Central heating is provided via a gas-fired boiler serving the building.

EPC

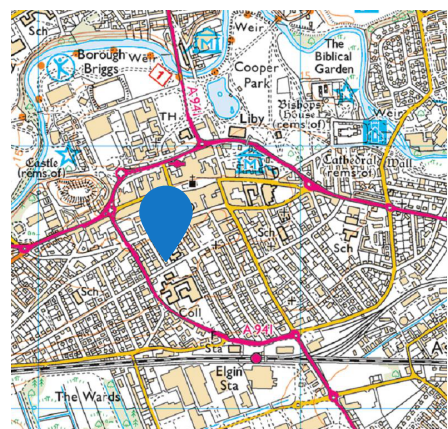
The Energy Performance Certificate rating is 'G'

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.



VIEWING AND FURTHER INFORMATION

By appointment through the sole agents, Allied Surveyors Scotland

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