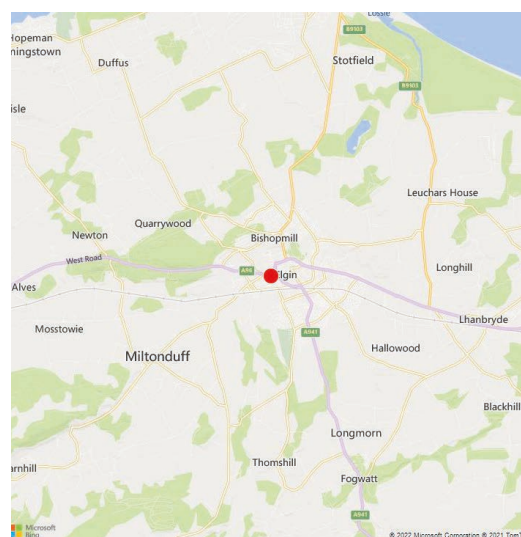




Commerce House, South Street, Elgin, IV30 1LE

The property comprises a detached, three storey office block of traditional construction. The property benefits from ample car parking spaces and attractive landscaping to the front of the subjects.

- Substantial Office Building
- Total Net Internal Area: 1,542 sq m / 16,602 sq ft or thereby
- Ample Car Parking Spaces
- Prominent Building
- Potential Redevelopment Opportunity
- Suitable for a Number of Uses (subject to planning)
- Guide Price on Application



LOCATION

Elgin is the administrative centre for Moray and houses the Moray Council headquarters. Elgin has a well established retail centre and services surrounding hinterland which includes the nearby RAF base at Lossiemouth. The property is located within the centre of Elgin and lies in a prominent position, close to the A96 main thoroughfare. Surrounding properties comprise a mixture of residential, retail and commercial users.

ACCOMMODATION

The accommodation is split between two blocks and provides a total of circa 1,542 sq m / 16,602 sq ft over basement, ground, first and second floors. The accommodation offers typical floor space of between 2,400 and 2,800 sq ft. Floor plans available on application.

PLANNING

The site is not located within a conservation area and is not category listed. The site has no specific allocation within the Moray Local Development Plan (2020) and is 'white land' within the Elgin settlement boundary which could be suitable for a number of uses. The town centre boundary is located just to the north/east running along South Street. Therefore, from this brief assessment the site could be considered to be an 'edge of centre' site. Further information available on application to the marketing agent.

SALE PRICE

On application

RENTAL

On application.

Our client may consider a lease of part of the property.

RATEABLE VALUE

The property is entered in the current valuation role for with a rateable value of £178,000.



Should the property be sub-divided, the assessor will need to reassess.

ENTRY

By mutual agreement.

SERVICES

We understand the property is connected to mains supply for water, electricity and gas whilst drainage is the public sewer.

VAT

All figures quoted are net of VAT.

TITLE PLAN

Available on application to the marketing agent.

LEGAL COSTS

Each party will be responsible for their own legal costs. Should LBTT be applicable the purchaser will be responsible.

ENERGY PERFORMANCE CERTIFICATE / ACTION PLAN

On application.

To arrange a viewing please contact:



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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and/or detailed financial and corporate information will be required before any transaction can conclude.

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1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: September 2022