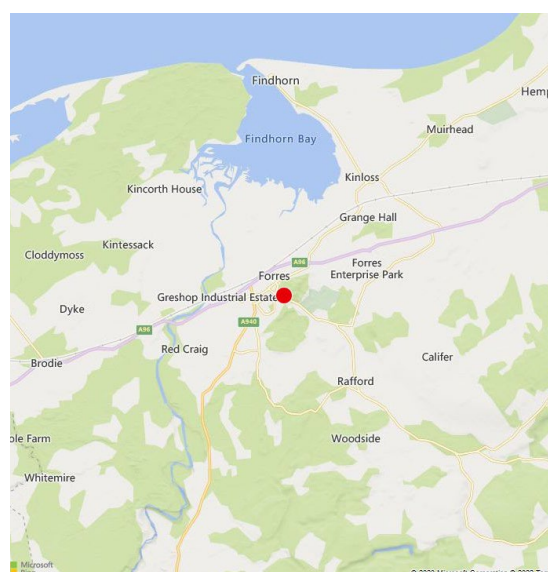




The Elms, 29 St. Leonards Road, Forres, IV36 1EN

- Attractive office building with car parking
- Net Internal Area: 157.45 sq.m / 1,695 sq.ft (excluding basement)
- Rent: £22,000 per annum
- Any incoming tenant may benefit from 100% business rates relief
- Situated in attractive setting



LOCATION

The property is situated within Moray in the town of Forres, approximately 26 east of Inverness and 12 miles west of Elgin. The property is centrally located within the town in an attractive location on the outskirts of the town centre.

DESCRIPTION

The building represents an opportunity to acquire office space in a popular setting within Moray.

The property comprises a substantial detached office building of stone and slate construction. The property benefits from a basement suitable for file storage and a garage.

The property benefits from ample car parking for approximately 8 vehicles and is surrounded by landscaped gardens.

NET INTERNAL AREA

Basement	32.34 sq.m / 348 sq.ft or thereby (suitable for storage only)
Ground Floor	74 sq.m / 797 sq.ft or thereby
First Floor	62.82 sq.m / 676 sq.ft or thereby
Attic	20.63 sq.m / 222 sq.ft or thereby
Total (excluding basement)	157.45 sq.m / 1,695 sq.ft or thereby

SERVICES

We understand the property is connected to mains water and electricity whilst drainage is to the main public sewer. Heating is via an oil fired boiler serving a series of radiators throughout.



RATEABLE VALUE

The property is currently entered into the Valuation Role with a rateable value of £11,000.

Any incoming tenant may benefit from 100% business rates relief under the Small Business Bonus Scheme. Full details on application to the marketing agent.

RENTAL

£22,000 per annum, net of VAT is sought

LEASE TERMS

Full details available on application to the marketing agent.

LEGAL COSTS + VAT

Offers quoted net of VAT.

Each party will bear their own legal costs. Should LBTT or registration dues be applicable the incoming tenant will be responsible.

EPC

On application

To arrange a viewing please contact:



Kenny McKenzie
Senior Surveyor
Kenny.McKenzie@g-s.co.uk
01463 701887



Jack Sibbald
Student Surveyor
jack.sibbald@g-s.co.uk
01463 236 977

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