

to let  
retail warehouse units

# ELGIN | RETAIL PARK

EDGAR ROAD  
IV30 6YQ

JOIN THE CROWD!

MATALAN | home bargains | Dreams | the food WAREHOUSE | NHS | PureGym  
enjoy fitness

5,000 sq ft - 22,000 sq ft

- | Open Class 1 non-food planning consent
- | 373 dedicated car parking spaces
- | Available for immediate occupation

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SIBBALD**  
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## Location

Elgin Retail Park is situated in a highly prominent position on Edgar Road, approximately 1 mile from the Town Centre. Elgin has a population of approximately 23,000 with a wider catchment of 100,000.

Occupiers on the Park include Matalan, Home Bargains, Dreams, The Food Warehouse, NHS and more recently Pure Gym. The occupiers benefit from the 373 dedicated car parking spaces.

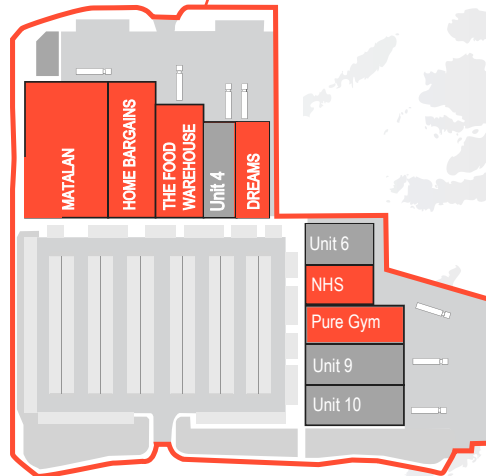
## Description

The premises are arranged over ground floor only with glazed shop front, screeded floor and service tails to the rear.

## Accommodation

The Park provides the following areas:

Unit	Area / Tenant	
1	Matalan	
2	Home Bargains	
3	The Food Warehouse	
4	5,559 sq ft	516 sq m
5	Dreams	
6	5,092 sq ft	473 sq m
7	NHS	
8	Pure Gym	
9	7,385 sq ft	686 sq m
10	7,394 sq ft	687 sq m



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### Lease / Rental

New Full Repairing and Insuring leases are available. Rental is upon application.

### Energy Performance Certificate

The subjects all have an EPC rating of C.

### Planning

Open Class 1 (non-food) retail consent.

### Legal Costs

Each party will be responsible for their own legal costs incurred with an ingoing tenant being responsible for any Land & Buildings Transaction Tax, recording dues and VAT as applicable.

### VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

### Contact

For further information please contact the joint agents:



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