

## BAR / RESTAURANT / HOT FOOD TAKEAWAY

- > GROUND FLOOR LOUNGE BAR
- > CAR PARKING TO FRONT
- > EXTENDS TO 191 M<sup>2</sup> (2,057 FT<sup>2</sup>)
- > QUALIFIES FOR 100% RATES RELIEF
- > SUITABLE FOR VARIOUS USES
- > RENT £16,000 PER ANNUM

# TO LET

**CABERFEIDH, MAIN STREET, ELGIN, IV30 6BH**

**CONTACT:**

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## LOCATION

Elgin is the administrative and commercial centre of Moray district and is an affluent market town with a resident population of circa 21,000 and a primary catchment of approximately 90,000 within a 10 mile radius. Located on the Moray Firth, approximately 40 miles east of Inverness and 65 miles north west of Aberdeen, the town benefits from good road (A96) and rail communications connecting to the respective national networks.

The subject property occupies a prominent location on the west side of Main Street south of its junction with Smith Street within New Elgin. Main Street forms part of the A941 which is a busy thoroughfare with a high volume of traffic passing the subject property.

## DESCRIPTION

The subjects comprise a single storey attached building of masonry construction rendered externally under a flat design roof. The building comprises a staggered window design frontage with shutters and double timber entrance doors. There is a timber constructed uncovered deck area on the south elevation of the building and bin storage to the rear. Car parking is provided at the front of the building. Ladbrokes occupy the attached unit.

Internally, the accommodation over the ground floor is largely open plan providing a main bar servery area, lounge bar seating areas and a raised timber dance floor/pool table area. Male/female and disabled toilets facilities are accessed off the main lounge bar area. There is a cellar, kitchen, spirit store and staff area accessed off the main bar servery.

## FLOOR AREA

The property extends to a total floor area of 191.12 m<sup>2</sup> (2,057 ft<sup>2</sup>).

## PLANNING

The property has formerly traded as a public house and this use could continue. However, subject to planning, it could lend itself to other uses including restaurant or hot food takeaway.

## RATEABLE VALUE

The current Rateable Value is £7,000 which is due to decrease in April 2023 to £6,500. The property qualifies for 100% rates relief in terms of the Small Business Bonus Scheme.

## LEASE TERMS

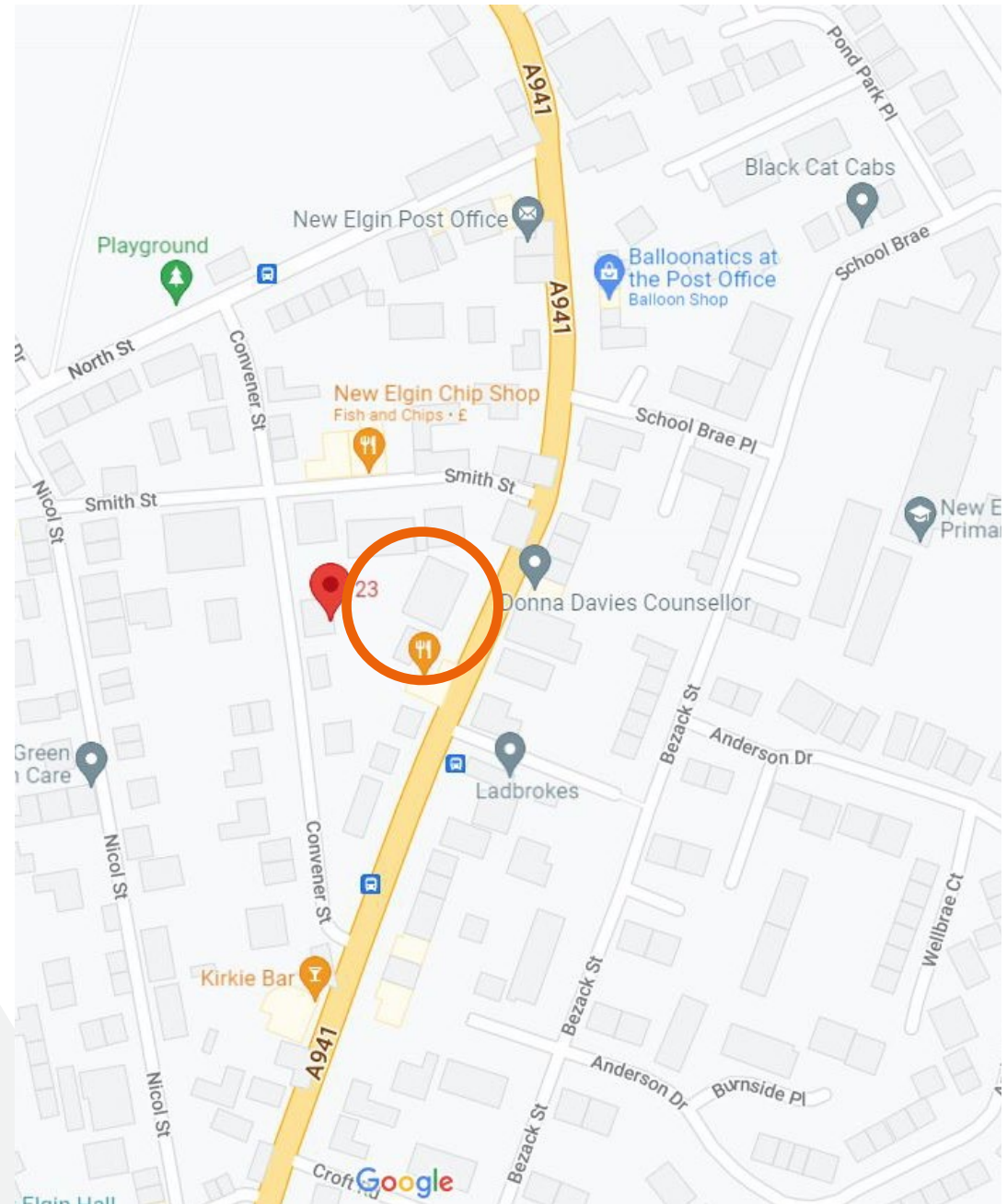
The property is available To Let on new full repairing and insuring terms for a period to be agreed at a rental of £16,000 per annum, exclusive of VAT.

## EPC

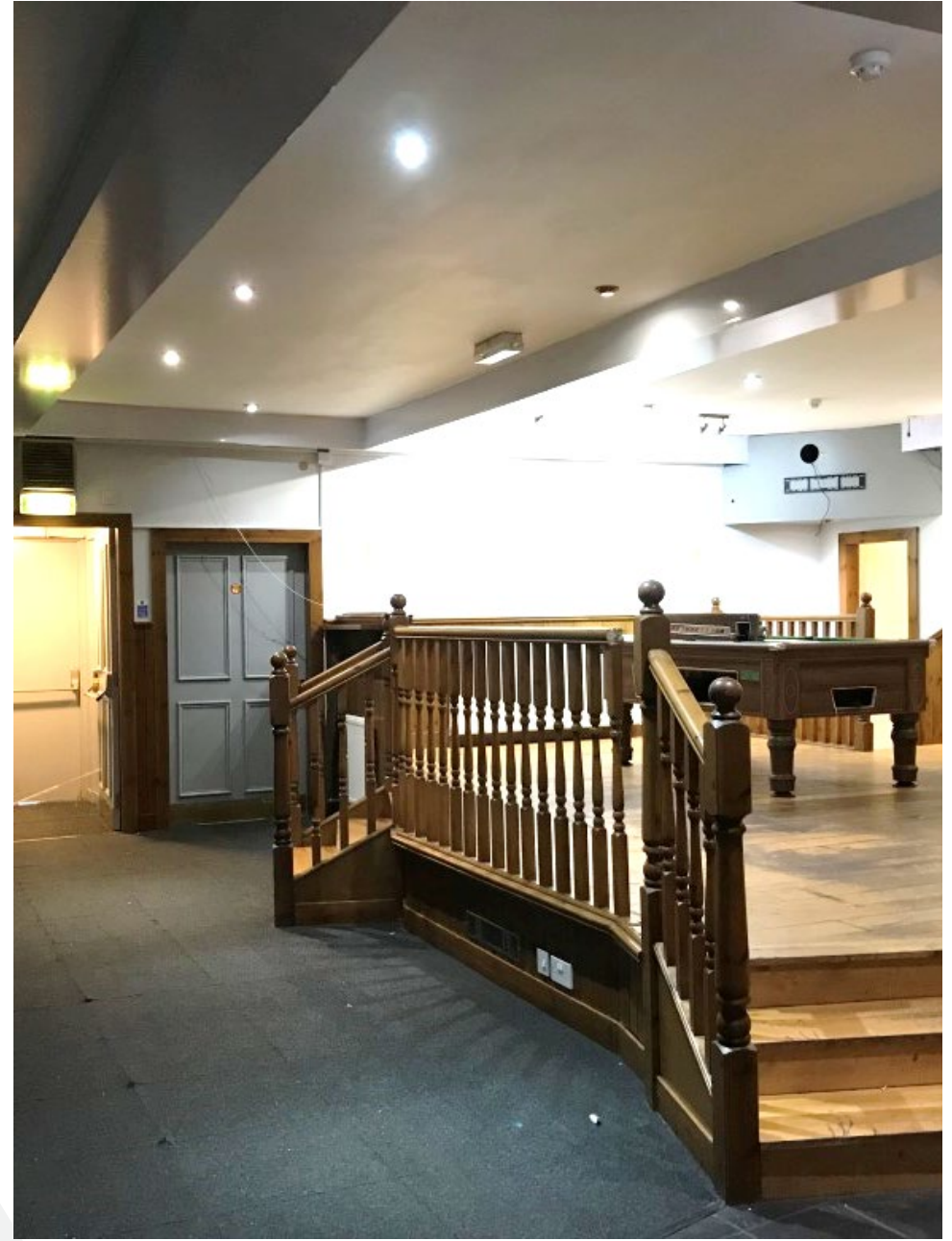
EPC Rating: "G". The EPC Certificate and the Recommendations Report are available on request.

## LEGAL COSTS & VAT

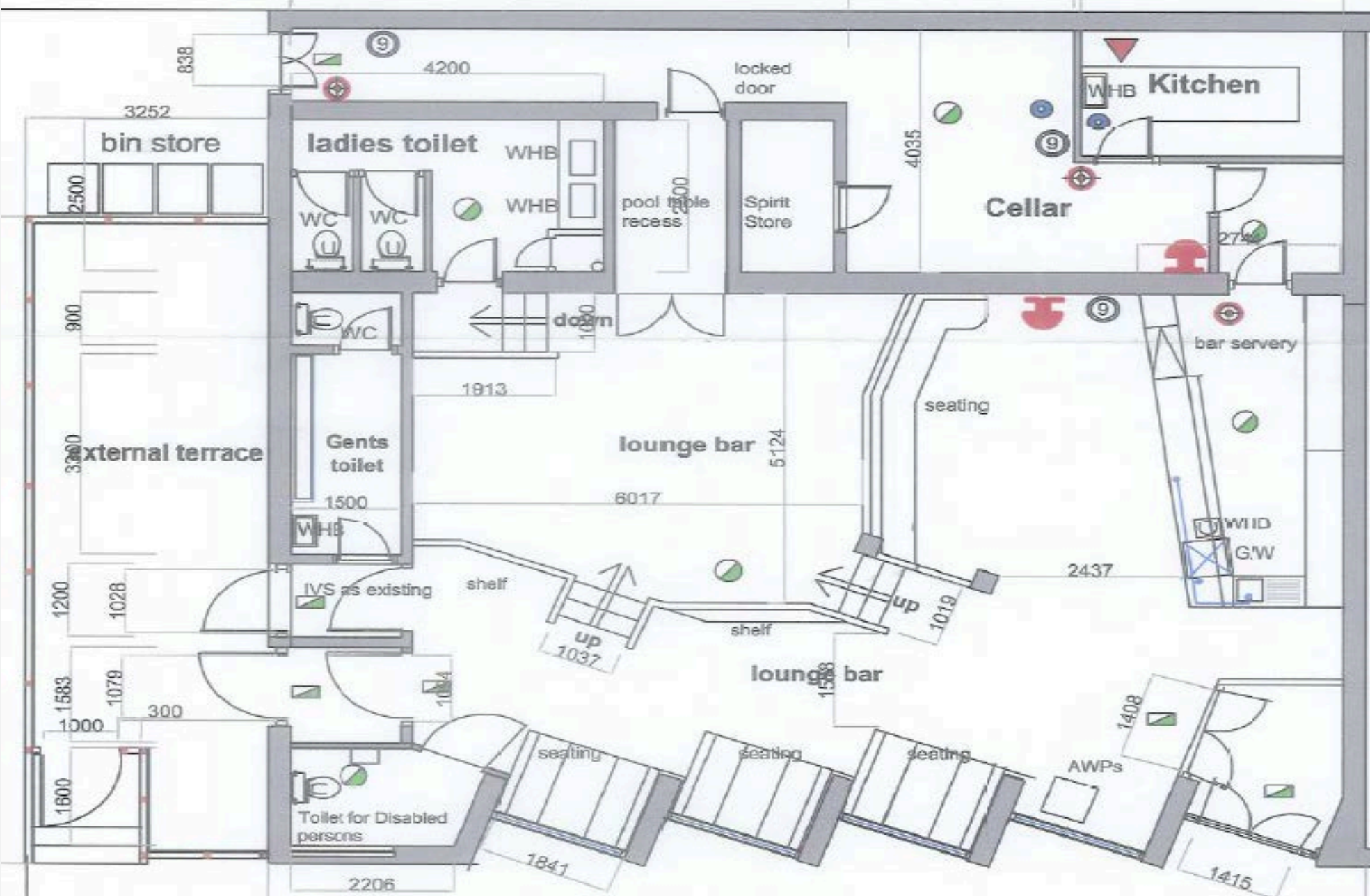
In the normal manner, the incoming tenant or purchaser will be responsible for their own legal costs, LBTT, Registration Dues and VAT thereon. All figures are quoted exclusive of VAT, which will apply to any transaction.





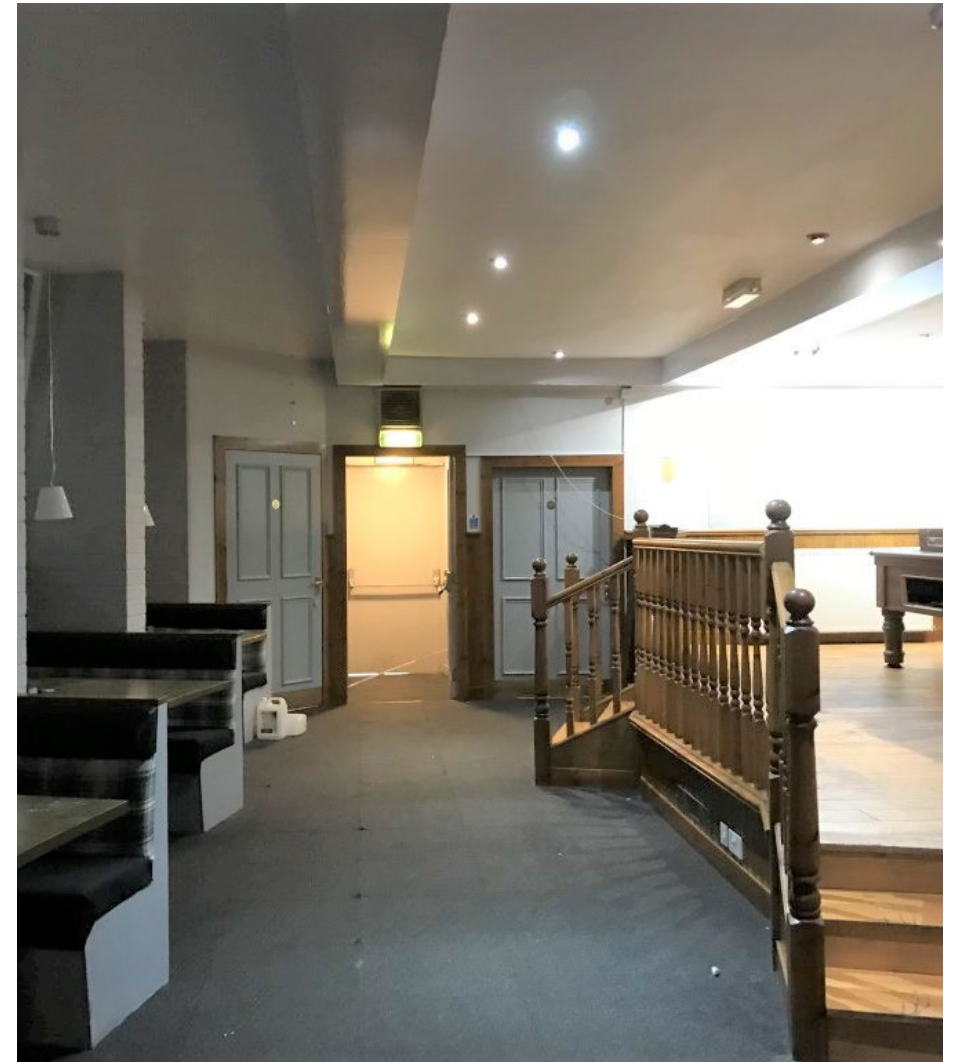


INDICATIVE FLOOR LAYOUT PLAN









**For further information or viewing arrangements please contact the agents:**

Shepherd Chartered Surveyors, Mulberry House, 39-41 Harbour Road, Inverness, IV1 1UA

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