

## OFFICE

- > ORNATE LISTED BUILDING
- > FLEXIBLE SPACE OPTIONS AVAILABLE
- > FROM 82 FT<sup>2</sup> TO 2,592 FT<sup>2</sup>
- > PROMINENT LOCATION ON ELGIN HIGH ST
- > RENT FROM £100 PCM (£1,200 PER ANNUM)
- > CLOSE TO ALL AMENITIES
- > QUALIFIES FOR 100% RATES RELIEF
- > ENTRY AVAILABLE Q3 2024



**TO LET**

**UPPER FLOORS, 147-149 HIGH STREET, ELGIN, IV30 1DS**

**CONTACT:**

**Neil Calder:** n.calder@shepherd.co.uk | **Linda Cameron:** linda.cameron@shepherd.co.uk | Tel: 01463 712239 | www.shepherd.co.uk



**LOCATION**

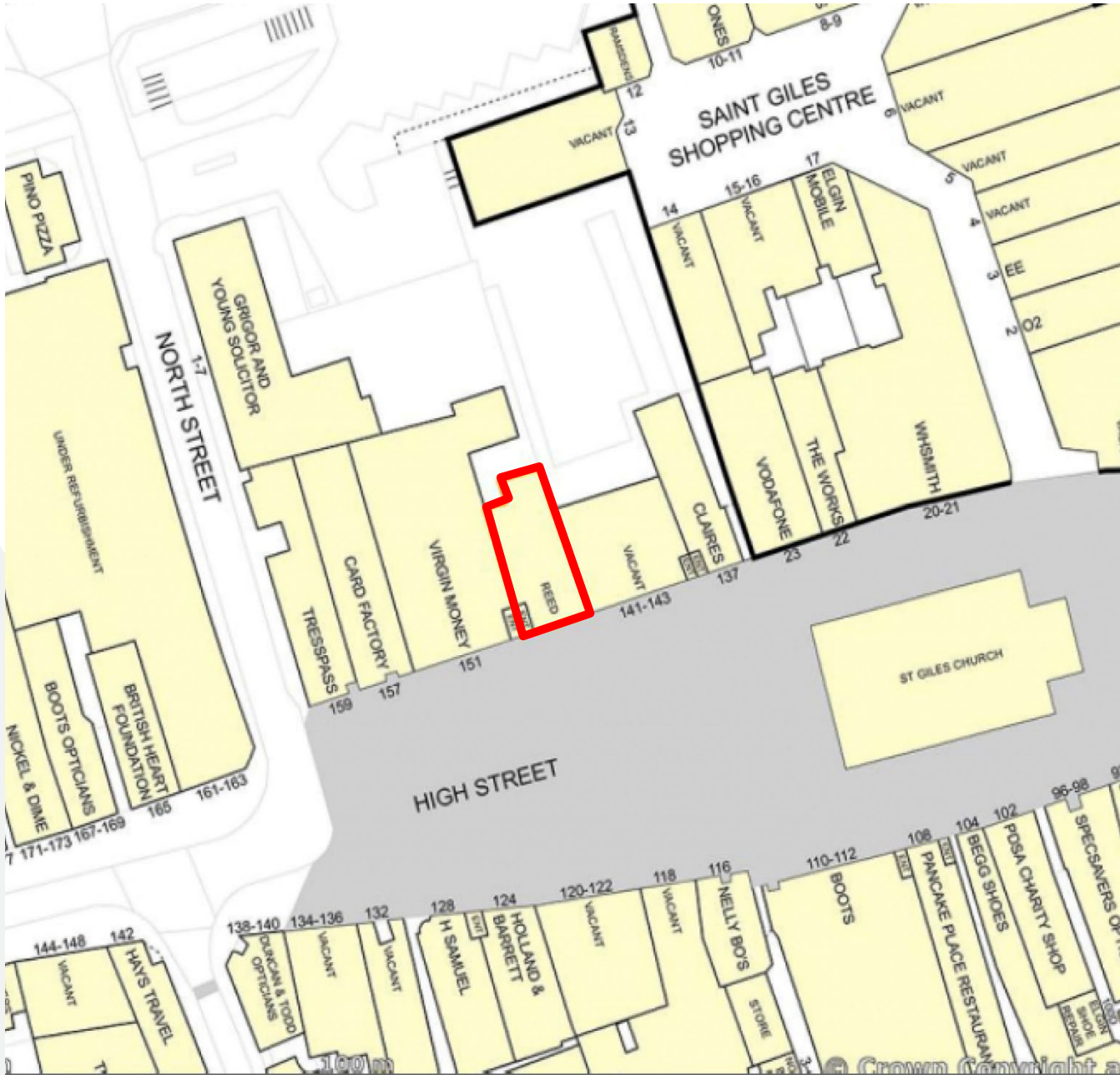
Elgin is situated approximately 66 miles northwest of Aberdeen and 39 miles southeast of Inverness. Within the Moray Council area, Elgin is the main administrative, business and service centre with Forbes, Buckie, Lossiemouth and Keith being classified as secondary settlements. The town is accessed by the A96 trunk road which runs between Aberdeen and Inverness. There is also a railway line between those two cities. Elgin has a population of approximately 23,128 (2011 Census) and is the regional town for Moray, with a primary catchment of approximately 90,000 within a 10-mile radius.

As the administrative centre of Moray, Elgin houses the HQ offices of Moray Council. Elgin is also the regional retailing centre and an important centre for education, tourism, agricultural industries, the general service sector, healthcare, food & drink and the textile and distilling industries. The town lies in the heart of the world famous Speyside Whisky country and together with ready access to the Cairngorm National Park and the Malt Whisky Trail this ensures Elgin is a popular tourist destination.

RAF Lossiemouth, one of the RAF's largest bases, is also located nearby and contributes significantly to the local economy. It is Scotland's only operational RAF base which has recently benefitted from £400m of investment. The MoD is a major employer and spends more than £2bn a year in Scotland. The RAF Kinloss barracks is also located approximately 11 miles from Elgin.

The subjects occupy a prominent location on the north side of Elgin High Street within the pedestrianised area which is the town's principal shopping thoroughfare.

There is a good blend of local and national businesses nearby which include Card Factory, Tresspass, Virgin Money, Claire's, Vodafone, Boots and W H Smith.



## DESCRIPTION

The subjects comprise the first, second and attic floors within a substantial 3-storey plus basement and attic terraced mixed use commercial building of conventional decorative masonry construction under a pitched and slated roof.

The building is Category "B" Listed and incorporates an array of carved stone features throughout. There is a Mansard style roofed projection to the rear of the property incorporating both felt and slate finishes.

The available accommodation comprises a range of cellular offices and meeting rooms over the first, second and third (attic) floors with staff ancillary facilities located on the second floor of the building. Access to the upper floors is via double timber doors set within a decorative feature arched entrance at ground floor level leading to a staircase to all floors.

Internally the space benefits from high ceiling heights and large windows providing a high degree of natural light. Heating is provided by wall mounted electric panels and lighting is provided by fluorescent strip fitments. Perimeter trunking for IT and electric points is fitted throughout.

## PLANNING

The property currently benefits from Use Class 4 (Business) in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997. Please discuss any proposals with the marketing agents.

## BUSINESS RATES

The upper floors are currently listed as a whole on the Scottish Assessors Association portal with a total NAV/RV of £19,000. Offices or a combination of offices will require to be assessed for rating purposes on occupation. It is anticipated that floor by floor or smaller space options will qualify for 100% relief in terms of the Small Business Bonus Scheme.

## EPC RATING

Details available on request.

## SERVICE CHARGE

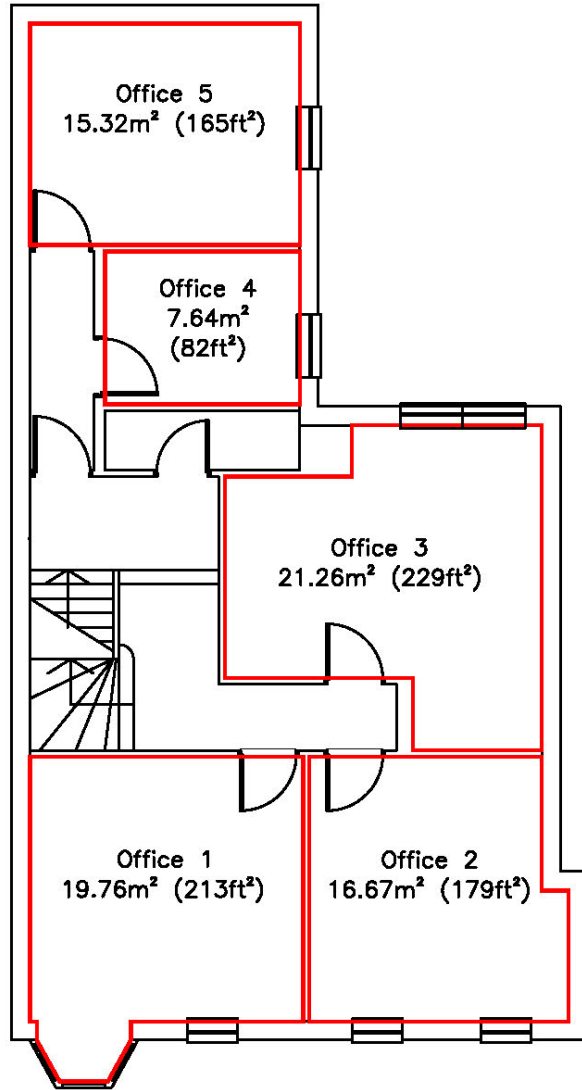
A service charge budget will be put in place in respect of the common area costs of the property. Full details are available on request.

## SCHEDULE OF AVAILABLE ACCOMMODATION

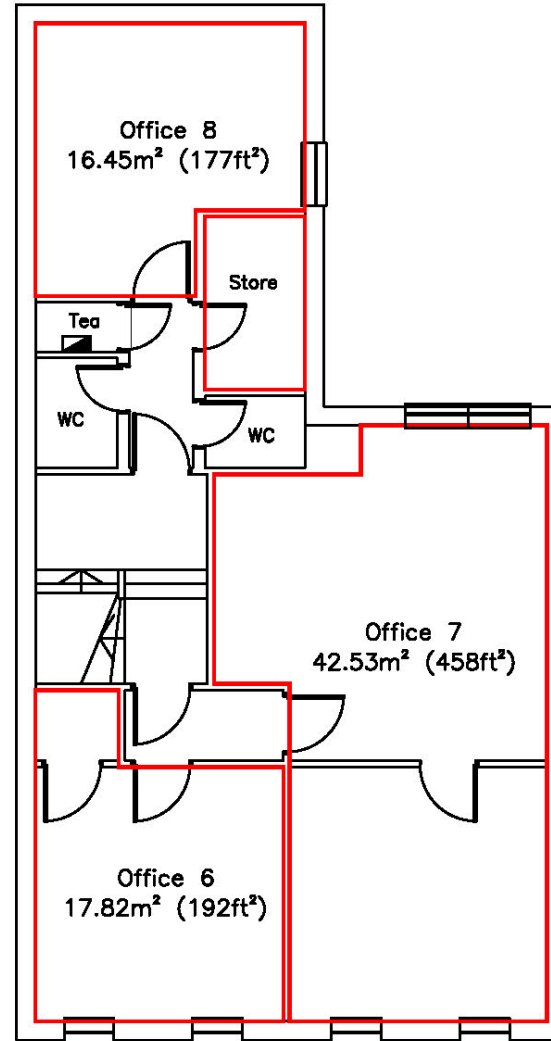
Flexible space options are available on the basis of individual offices, a combination of offices or on a floor by floor basis. Room sizes and corresponding quoting rentals are detailed below. **Discounts available for multiple rooms.**

OFFICE NO:	FLOOR AREA		MONTHLY RENT	ANNUAL RENT	AVAILABILITY
<b>FIRST FLOOR</b>					
OFFICE 1	19.76 m <sup>2</sup>	213 ft <sup>2</sup>	£240.00	£2,880	TO LET
OFFICE 2	16.67 m <sup>2</sup>	179 ft <sup>2</sup>	£200.00	£2,400	TO LET
OFFICE 3	21.26 m <sup>2</sup>	229 ft <sup>2</sup>	£230.00	£2,760	TO LET
OFFICE 4	7.64 m <sup>2</sup>	82 ft <sup>2</sup>	£100.00	£1,200	TO LET
OFFICE 5	15.32 m <sup>2</sup>	165 ft <sup>2</sup>	£160.00	£1,920	TO LET
	<b>80.65 m<sup>2</sup></b>	<b>868 ft<sup>2</sup></b>			
<b>SECOND FLOOR</b>					
OFFICE 6	17.82 m <sup>2</sup>	192 ft <sup>2</sup>	£220.00	£2,640	TO LET
OFFICE 7	42.53 m <sup>2</sup>	458 ft <sup>2</sup>	£450.00	£5,400	TO LET
OFFICE 8	16.45 m <sup>2</sup>	177 ft <sup>2</sup>	£160.00	£1,920	TO LET
	<b>76.80 m<sup>2</sup></b>	<b>827</b>			
<b>THIRD FLOOR (TOP)</b>					
OFFICE 9	12.37 m <sup>2</sup>	133 ft <sup>2</sup>	£120.00	£1,440	TO LET
OFFICE 10	21.52 m <sup>2</sup>	232 ft <sup>2</sup>	£210.00	£2,520	TO LET
OFFICE 11	24.01 m <sup>2</sup>	258 ft <sup>2</sup>	£200.00	£2,400	TO LET
OFFICE 12	25.44 m <sup>2</sup>	274 ft <sup>2</sup>	£150.00	£1,800	TO LET
	<b>83.34 m<sup>2</sup></b>	<b>897</b>			
<b>OVERALL TOTAL:</b>					
	<b>240.79 m<sup>2</sup></b>	<b>2,592 ft<sup>2</sup></b>			

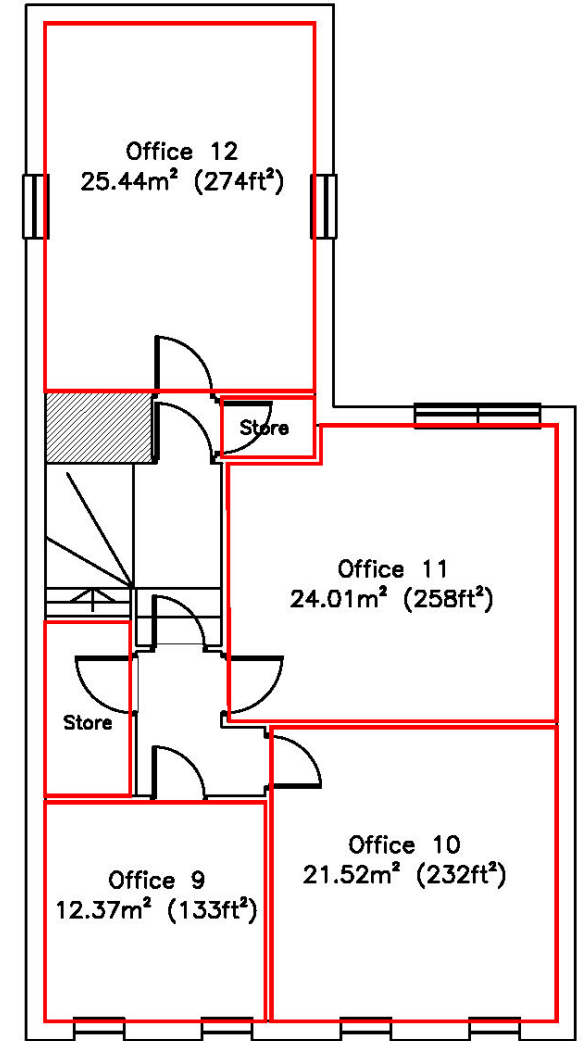
## INDICATIVE FLOOR LAYOUTS



First Floor



Second Floor



Third (Top) Floor







**LEASE**

The offices are available as individual rooms, a combination of rooms, a floor by floor basis or as a whole.

Flexible lease options are available on terms to be agreed per the quoting rentals stipulated within the foregoing Accommodation Schedule. **Discounts available for multiple rooms.**

Please discuss any proposals with the marketing agent.

**VAT**

The property is elected for the purposes of VAT. VAT will apply to any transaction.

**COSTS**

Each party will bear their own legal costs for any transaction.

Incoming occupiers will be liable for any LBTT, Registration Dues and VAT thereon.

**ANTI MONEY LAUNDERING REGS**

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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

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

**Contact:** Neil Calder: [n.calder@shepherd.co.uk](mailto:n.calder@shepherd.co.uk) | Linda Cameron: [linda.cameron@shepherd.co.uk](mailto:linda.cameron@shepherd.co.uk) | Tel: 01463 712239