



19 & 19A Blackfriars Road, Elgin, IV30 1TY
COMMERCIAL PREMISES

Offers Over £285,000

abs+
estateagents

Excellent city centre commercial premises are available for sale in this traditional detached property currently used as a retail shop in the form of a memento Gift Shop with rooms to the rear which are used for card / memento making workshops and a suite of offices on the upper floor.

19 Blackfriars Road

Generous ground floor property extending to approximately 116.4 square metres and comprising : Retail front shop, 2 meeting /workshop rooms, kitchen, office, wc and rear entrance with double doors. Parking area to rear.

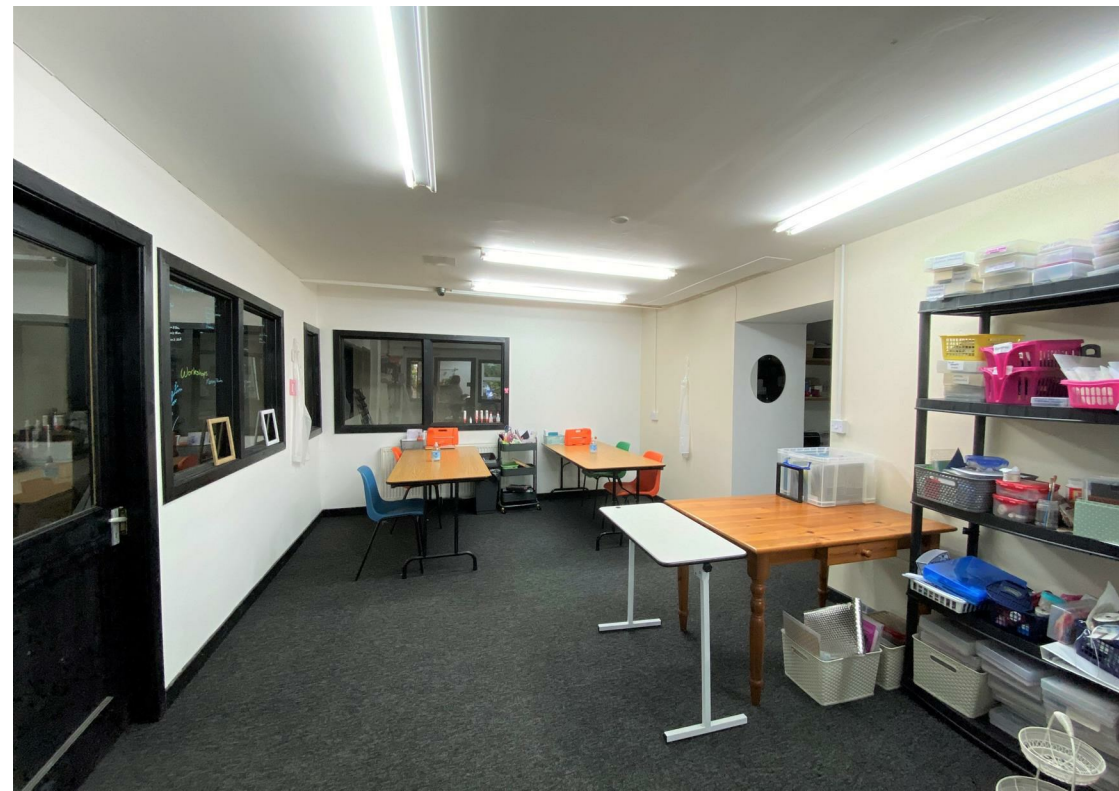
19A Blackfriars Road

The upper floor extends to 49 square metres and is currently used as counselling suite with 4 rooms, small kitchen area and wc. Separate secure entrance and parking.

Both properties are double glazed and have gas fired central heating.
Both properties have a current lease until August, 2023.

19 Blackfriars Road

Ground floor premises - 116 square metres with parking.



Front Shop

33'11" m max x 11'8" inc to 15'5" max (10.36 m max x 3.57 inc to 4.7 max)

Currently operating as Heather's Gifts, generous floor space with 2 x 1metre width windows and central front door. Was previously a computer repair store. 2 pillars, ample light fittings and power points. Carpet tiles.

Workshop 1

12'1" x 19'8" (3.7 x 6)

Office / Store

Narrow room suitable for an office desk and storage.

Kitchen

6'6" x 13'1" (2 x 4)

Fitted units with sink and drainer. Wall mounted Boiler. Door to rear entrance and anti room before wc.

Store

4'3" x 6'6" (1.3 x 2)

Versatile store area.

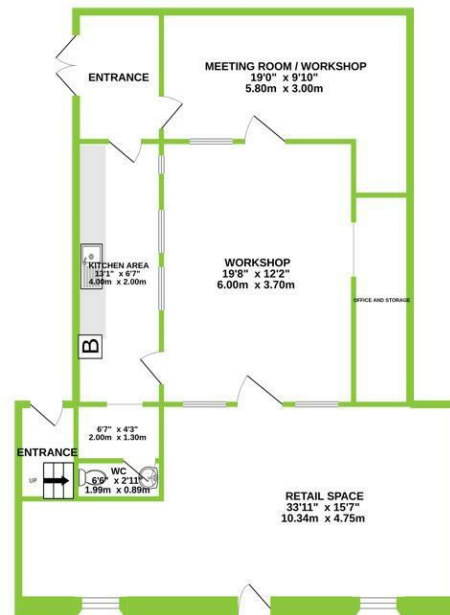
WC

.29'6" x 6'6" (.9 x 2)

Sink and wc.



GROUND FLOOR



1ST FLOOR

Rear Entrance

6'6" x 9'10" (2 x 3)

Double doors to parking area for Goods In. Door to :-

Workshop 2 / Meeting /Conference Room

9'10" x 19'0" (3 x 5.8)

19A Blackfriars

Upper floor suite of rooms currently used by a Counselling Service. Separate secure entrance. Parking.

Entrance

The secure entrance is to the rear of the property with staircase up to the first floor.

Hallway

21'1" x 3'3" (6.45 x 1)

10 downlights and carpet.

Kitchen area

5'6" x 6'6" (1.7 x 2)

Kitchen area with wall mounted boiler. Fitted unit with sink and drainer. Wall unit.



Room 1

8'4" x 11'8" (2.55 x 3.58)

9 downlights, radiator and laminate wood flooring. Recess with cupboard. Window with cupboard below too.

Room 2

8'4" x 9'10" (2.55 x 3)

6 downlights, radiator and laminate wood flooring. Window.

Room 3

7'6" x 8'2" (2.3 x 2.5)

7 downlights, radiator and laminate wood flooring. Window with cupboard below.

Room 4

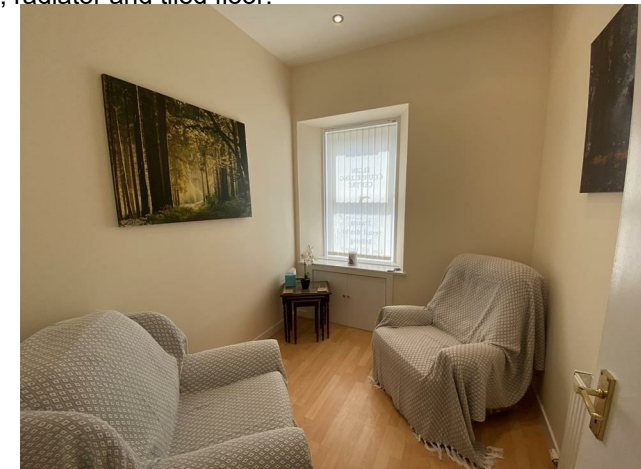
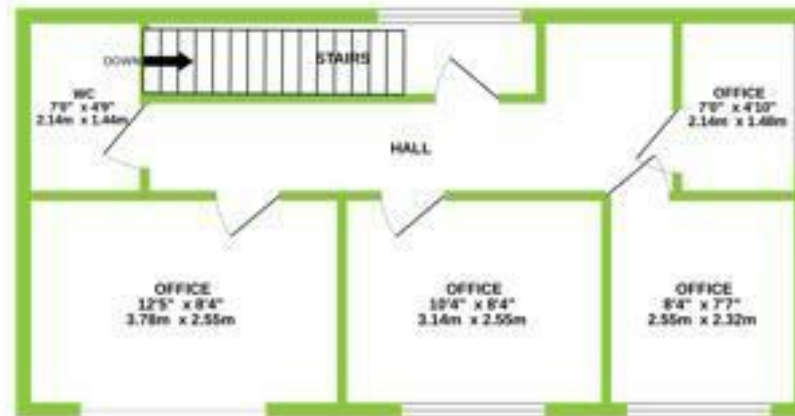
4'11" x 7'0" (1.5 x 2.15)

5 downlights, radiator and laminate wood flooring. Window with cupboard below.

Guest WC

4'11" x 7'0" (1.5 x 2.15)

Sink and basin. 4 track spotlight, Xpelair, radiator and tiled floor.



Energy Performance Certificate Scotland

Non-Domestic buildings and buildings other than dwellings

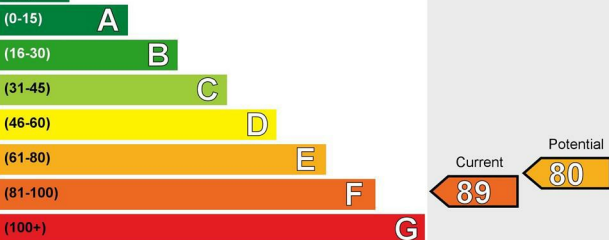
19 BLACKFRIARS ROAD, ELGIN IV30 1TY

Date of assessment: 24 April 2018 Reference Number: 9142-3494-7583-0200-4125
 Date of certificate: 24 April 2018 Building type: Retail/Financial
 Total conditioned area: 116.4m² Assessment Software: EPCgen, v5.2.g.3
 Primary energy indicator: 516 kWh/m²/yr Approved Organisation: Elmhurst Energy Systems Ltd

Building Energy Performance Rating

Excellent

A+ Net Zero Carbon or better



Very Poor Approximate Energy Use: 252 kWh per m² per year
 Approximate Carbon Dioxide Emissions: 88.55 kgCO₂ per m² per year

The building energy performance rating is a measure of the effect of a building on the environment in terms of carbon dioxide (CO₂) emissions. The better the rating, the less impact on the environment. The current rating is based upon an assessor's survey of the building. The potential rating shows the effect of undertaking all of the recommended measures listed below. The Recommendations Report which accompanies this certificate explains how this rating is calculated and gives further information on the performance of this building and how to improve it.

Benchmark

A building of this type built to current building regulations at the date of issue of this certificate would have a building energy performance rating of: **27 B**

Recommendations for the cost-effective improvement of energy performance

1. Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.
 2. Consider replacing T8 lamps with retrofit T5 conversion kit.
 3. Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.
- There are additional improvement measures applicable to this building. Refer to the Recommendations Report.



THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE BUILDING AND NOT BE REMOVED UNLESS REPLACED WITH AN UPDATED CERTIFICATE.

Energy Performance Certificate Scotland

Non-Domestic buildings and buildings other than dwellings

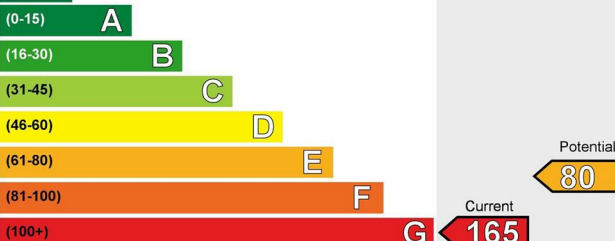
19A BLACKFRIARS ROAD, ELGIN IV30 1TY

Date of assessment: 24 April 2018 Reference Number: 9192-2244-3930-4507-1803
 Date of certificate: 24 April 2018 Building type: Office/Workshop
 Total conditioned area: 49.38m² Assessment Software: EPCgen, v5.2.g.3
 Primary energy indicator: 966 kWh/m²/yr Approved Organisation: Elmhurst Energy Systems Ltd

Building Energy Performance Rating

Excellent

A+ Net Zero Carbon or better



Very Poor Approximate Energy Use: 409 kWh per m² per year
 Approximate Carbon Dioxide Emissions: 164.75 kgCO₂ per m² per year

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Benchmark

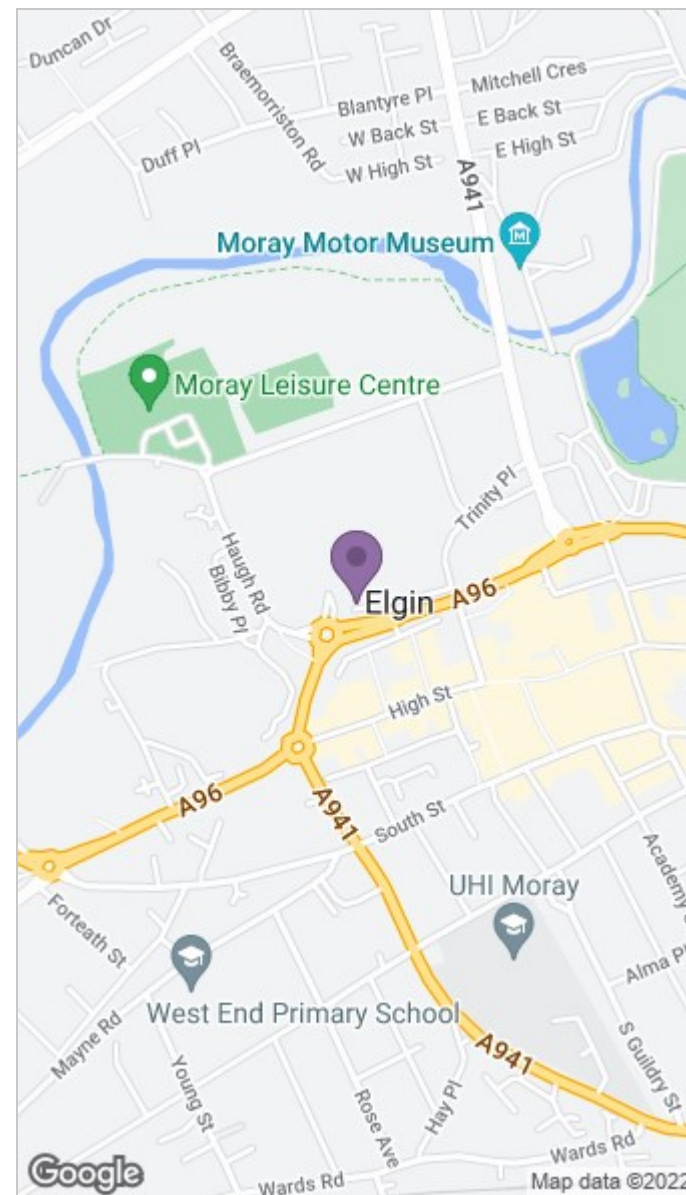
A building of this type built to current building regulations at the date of issue of this certificate would have a building energy performance rating of: **23 B**

Recommendations for the cost-effective improvement of energy performance

1. Replace tungsten GLS lamps with CFLs: Payback period dependent on hours of use.
 2. Add optimum start/stop to the heating system.
 3. Some windows have high U-values - consider installing secondary glazing.
- There are additional improvement measures applicable to this building. Refer to the Recommendations Report.



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Viewing

Please contact our Elgin Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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