

**5 & 7 Moss Street, Elgin, IV30 1LU**  
**Offers In The Region Of £65,000**

**abs+**  
estateagents



- Prominent Commercial Premises with excellent window frontage
- Superb situation at the top of Moss Street
- Was ESP skateboarding shop - everyone will remember
- Open layout, ready for design and development
- Accommodation over 3 floors
- Ground floor : Upper Floor and ladder access to Attic
- Viewing highly recommended
- Rateable Value : £4,410



Excellent business premises available for sale enjoying an excellent situation within the centre of Elgin and which operated for many years as the ESP skate boarding shop.

It is now vacant, largely stripped out and ready for bespoke fitting to the buyer's individual choice.

A traditional terraced property, there is accommodation extending to 76.6 square metres over 3 floors comprising a ground floor shop with two large windows for product marketing. Open tread staircase to the upper floor for shop floor or office use, with a small kitchen and wc area to the side. Furthermore there is ladder access to the three section attic floor comprising 2 rooms for plentiful storage.

This 3 storey property, which is being "sold as seen" with its prominent situation opens up to a myriad of options and opportunity for the enterprising investor.

#### Ground Floor

28'11" x 13'6" (8.83 x 4.12)

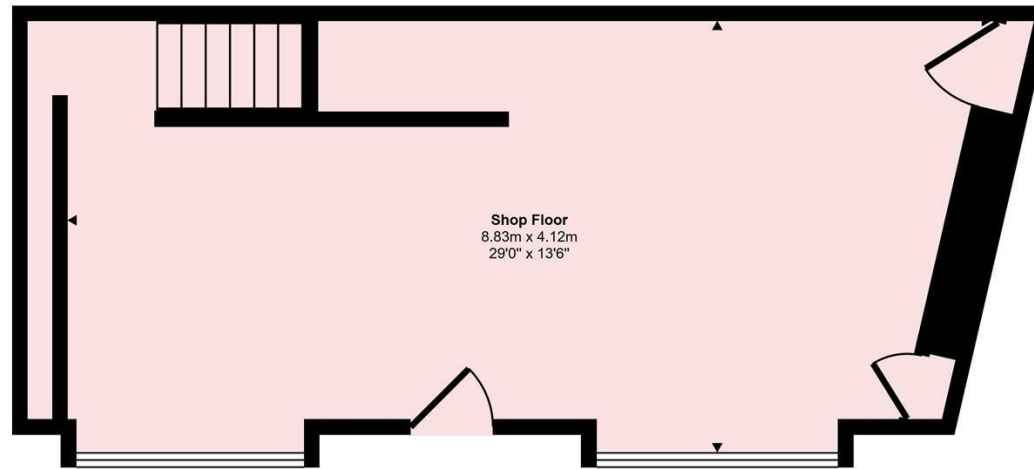
Generous ground floor extending to 34 square metres. Stripped out with timber floor and ready for a bespoke design. Two large windows. Open tread stairs to the first floor.

#### First Floor

22'8" x 12'10" (6.93 x 3.93)


Second floor, again a great area extending to 31 square metres. Small kitchen area to one end and wc. Ladder access to :





Ground Floor

Approx 36 sq m / 391 sq ft


 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

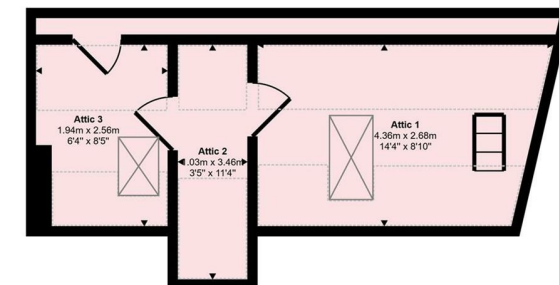


First Floor

Approx 34 sq m / 363 sq ft


 Denotes head height below 1.5m

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Second Floor

Approx 23 sq m / 248 sq ft

 Denotes head height below 1.5m

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**Attic Floor**  
14'3" x 8'9" + 3'3" x 11'4" + 6'4" x 8'4" (4.36 x 2.68 + 1 x 3.46 + 1.94 x 2.56)  
3 section attic extending to 11 square metres with coombed ceilings.

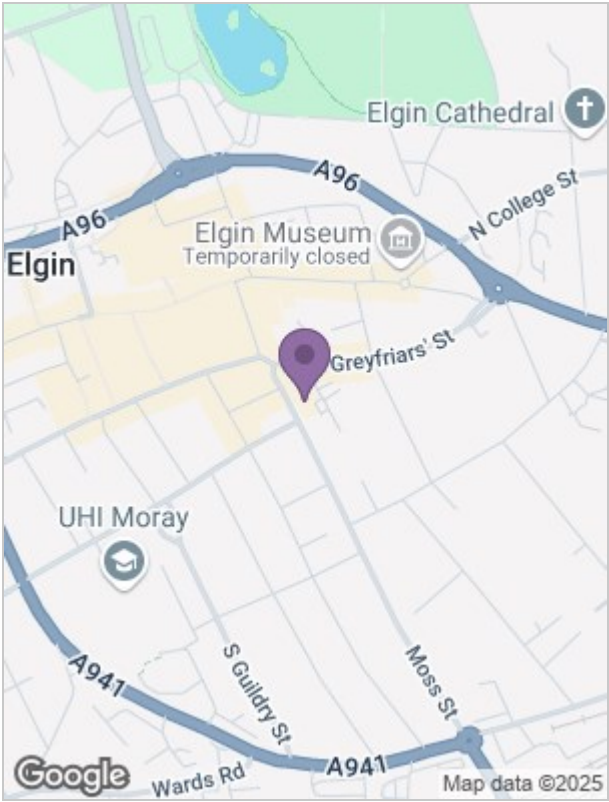
**Rateable Value**  
Buildings Value : £4,410

**Elgin**  
Moray's County town, the city of Elgin has a population of around 25,000 with a beautiful central Cooper Park shouldered by famous 13th Century Cathedral. The city provides an excellent range of shops and amenities including Dr Grays Hospital, two Leisure centres along with a selection of hotels, numerous coffee shops and restaurants. Ever growing there are 3 industrial areas of mixed businesses and the promising new Elgin Business Park out at Coxton towards Lhanbryde with its Travelodge and Service station plus ongoing construction.

In addition, an exciting new regeneration development in the city centre is underway retaining the Listed Victorian period frontage (was Junners Toy Shop) and will provide retail units, a business enterprise hub along with 38 one and two bedroom affordable flats. There are a number of excellent primary schools in Elgin and two secondary schools in the city. Private schooling for children over 8 years of age is also available at the highly regarded Gordonstoun School, about 5 miles away.

The county of Moray is famous for its mild climate, has a beautiful and varied countryside with a coastline of rich agricultural land, prosperous fishing villages and wide, open beaches. The upland areas to the south are sparsely populated and provide dramatic scenery, some of which forms part of the Cairngorm National Park. This unspoilt landscape provides a wide range of leisure and sporting opportunities including fishing on the world famous Spey and Findhorn rivers, skiing at The Lecht and Cairngorm range (about 1 hour's drive), sailing and walking. There are many highly regarded golf courses in the area including Elgin Golf Club (about 3 miles), The Moray Golf Club in Lossiemouth (about 6 miles) and also the two championship links golf courses in Nairn and at Castle Stuart. Located about 20 minutes drive away is the 'jewel' of the Moray Coastline, the historic village of Findhorn with its sheltered bay providing excellent sailing, water sports and highly regarded Inns.

Inverness (38 miles) has all the facilities of a modern city including its Airport (31 miles) which offers regular flights to the south and summer flights to many European destinations. Aberdeen Airport is located about 63 miles to the east.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	38	34
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Viewing

Please contact our A, B & S Estate Agents Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.

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