



RETAIL PREMISES

WITH THE BENEFIT OF CLASS 3 TAKEAWAY CONSENT



TO LET
69 High Street

Elgin, IV30 1EE | 118.6 sq.m (1,277 sq.ft)

To request a viewing call us on 01224 572661

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LOCATION

The property is located on the north side of the High Street close to its junction with Lossie Wynd in Elgin town centre. Nearby occupiers include Farmfoods, Lloyds Pharmacy, Cancer Research UK and Wetherspoon's Muckle Cross Public House.

DESCRIPTION

The property comprises a ground and first floor retail unit benefitting from an aluminium glazed shopfront. Most recently used as a hot food takeaway.

RENT

Upon application.

RATEABLE VALUE

The Valuation Roll shows a Rateable Value of £13,000 with effect from 1 April 2017.

PROPOSED RATEABLE VALUE

The revaluation figures have been published and the proposed Rateable Value effective from 1 April 2023 is £12,250.

RATES DETAIL

Any new occupier has a right of appeal against the Rateable Value shown. In addition, a new occupier may be entitled to relief from rates under various schemes currently in force. All rates information should be checked with the Local Authority at www.saa.gov.uk

LEASE TERMS

The subjects are available on the basis of a new Full Repairing and Insuring lease for a duration to be agreed. Any longer term lease to incorporate upward only rent reviews.

EPC

A copy of the Energy Performance Certificate and Recommendation Report is available from the letting agent.

VAT

Any rental quoted is subject to VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The ingoing tenant will be responsible for any LBT and Registration Dues applicable.

ENTRY

To be agreed on conclusion of all legalities.

FLOOR AREAS

The following approximate net internal floor areas have been calculated in accordance with the RICS Code of Measuring Practice (Sixth Edition):-

Ground Floor	74 sq.m	796 sq.ft
First Floor	44.6 sq.m	481 sq.ft
Total	118.6 sq.m	1,277 sq.ft

VIEWING & OFFERS

All offers should be submitted in writing to the sole agent.

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