



IMPOSING CITY CENTRE REFURBISHMENT / REDEVELOPMENT OPPORTUNITY
SUITABLE FOR A VARIETY OF USES (SUBJECT TO PLANNING)

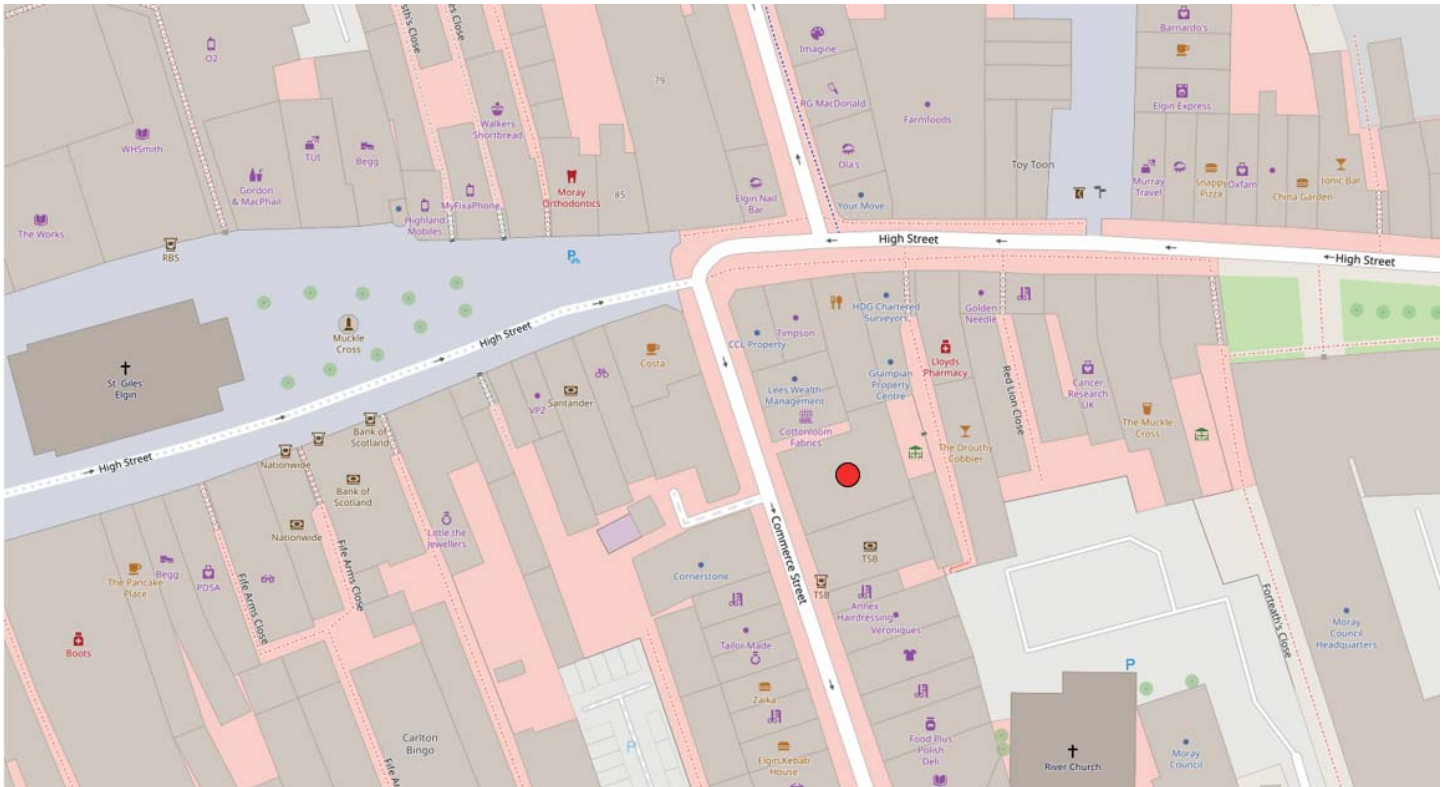


FOR SALE / MAY LET
The Elgin Club, 10 Commerce Street

Elgin, IV30 1BS | 399.1 sq.m (4,295 sq.ft)

To request a viewing call us on 01224 572661

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LOCATION

The property lies on the East side of Commerce Street, in the centre of Elgin, adjacent to High Street, the main pedestrianised central retail area, with a public car park within 200 yards of the property. The location is identified on the above map which has been provided for identification purposes only.

DESCRIPTION

10 Commerce Street is an imposing 2 storey renaissance style palazzo constructed in 1869 as the Elgin Club, a gentlemen's dining venue. The building is of ashlar masonry construction under pitched slate roofs and benefits from many period features. Internally the principal accommodation is located to the front at ground and first floor levels which comprise two large open rooms, benefitting from ornate features, such as a domed ceiling at first floor level, in what was latterly used as the billiard room and enriched plaster ceilings in the ground floor room. The first floor accommodation is accessed via a grand staircase which benefits from excellent natural light via 2 roof lights. To the rear of the property there is ancillary accommodation including a W.C, storage and other cellular accommodation. There is a concrete stair leading to what was the kitchen and bar area, along with ladies and gents w.c's. There is a small basement and attic space.

To the rear of the property there is a paved external area, used for outdoor seating which is accessed via a small basement and bounds Shepherds Close, a pedestrian lane running from High Street, providing access to the rear of the property and also other residential and licensed uses.

Internally, the building is in need of a full refurbishment and there has been some previous repair work undertaken which exposed the traditional stonework, specifically in the ground floor hallway and in the large front room. There has been discussions with the Local Authority relative to demolishing the rear section of the building which would increase the rear outdoor space and potentially allow for further development to the rear. Previous plans for the building have included casino, nightclub and boutique hotel with restaurant and bar. The property would therefore suit a variety of uses (subject to planning) and offers a unique opportunity to own a piece of Elgin's heritage.

PLANNING

The property is Listed Category B.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice and the following floor areas calculated:-

| | | |
|-----|------------|-------------|
| GIA | 399.1 sq.m | 4,295 sq.ft |
| NIA | 258.3 sq.m | 2,781 sq.ft |

OPPORTUNITY

The heritable interest is being offered for sale. Alternatively, leasing interest may be considered.

PRICE / RENT

Available on request.

RATEABLE VALUE

The property is entered in the Valuation Roll as having a Rateable Value of £10,500.

RATES DETAIL

Any incoming occupier will have the right to appeal the Rateable Value and may also be entitled to certain relief from rates under the various schemes currently available. Interested parties should contact the relevant Local Authority and further information can be found at www.saa.gov.uk

EPC

Copy available on request.

VAT

Payable in addition to the purchase price or rent in the event the property is leased.

LEGAL COSTS

Each party will bear their own legal costs. The incoming occupier will be responsible for any LBTT and Registration Dues.

ANTI MONEY LAUNDERING (AML)

To satisfy HMRC and RICS guidance, FG Burnett is required to undertake AML diligence on both the purchasers and vendors. Accordingly, a successful bidder will be required to provide detailed financial and corporate information and FG Burnett will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.



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VIEWING & OFFERS

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



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