



7 South Street, Elgin, IV30 1JZ

Commercial Premises for sale at Offers over £65,000

**Elgin Gallery & Framers - available for sale separately at
Offers over £48,000.**



Commercial Property - South Street, Elgin

The premises are offered for sale at £65,000. The established framing business is available separately, though both are being sold together as a combined opportunity.

Fantastic opportunity to acquire a well-positioned commercial property in the heart of Elgin's busy South Street.

Property Features:- Main shop area: approx. 33 sq. metres (354 sq. ft) - bright and versatile, suitable for retail, office, or service use.

Basement: approx. 16 sq. metres (169 sq. ft) - ideal for storage or additional workspace.

Additional features: small kitchen area and WC for staff convenience.

Business Opportunity: Elgin Gallery & Framers

Proudly serving as Elgin's sole operational framing service and facility, following the closure of the town's other two providers.

The current tenant, a well-established picture framer who has successfully operated from the premises for almost 14 years, is preparing for retirement and is open to selling the prospering business by separate negotiation.

A training period can be included to support a smooth transition for the new owner.

To register interest, contact abs estate agents and for further detailed and specific information regarding the business, contact Elgin Gallery on 07786 151202.

This is a rare chance to secure both a prime commercial space and a thriving business in one of Elgin's most prominent locations



Main Shop

14'9" max x 24'8" max (4.52 max x 7.53 max)

Extending to 33 sq meters/354 square feet, Prominent street-facing window frontage offers excellent visibility and natural light, ideal for showcasing artwork and attracting foot traffic. The large display area enhances the gallery's presence and provides a striking first impression to passersby. The generous area features two radiators with thermostat, ensuring a warm and comfortable environment, complemented by full carpeting for added insulation and acoustic softness. The area is well-lit with an array of adjustable spotlights mounted on ceiling rails, providing flexible and effective illumination.

Basement

14'4" x 10'7" (4.37 x 3.24)

Extending to approx 16 square metres (169 sq. ft), this versatile area is well-lit and ideally suited for storage or as an additional workspace. Equipped with shelving units, a sturdy workbench, and ample room for tools and materials, it offers a functional extension to the main facility. Accessible via internal stairs, the space is organized and ready to support a range of operational needs.

Kitchen & WC

3'8" x 9'10" (1.14 x 3)

Sliding door to small compact kitchen with essential appliances, open shelving, and a sink—ideal for tea and coffee breaks. Sliding door to Adjacent WC featuring a toilet, compact sink, wall-mounted heater, and extractor fan—ideal for staff or customer use as necessary.

Rateable Value

£4,900 -effective from 01-APR-23

There are a number of reliefs and exemptions which may reduce the amount of Non-Domestic Rates you pay. Further information can be found on the Moray Council Website.http://www.moray.gov.uk/moray_standard/page_92354.html

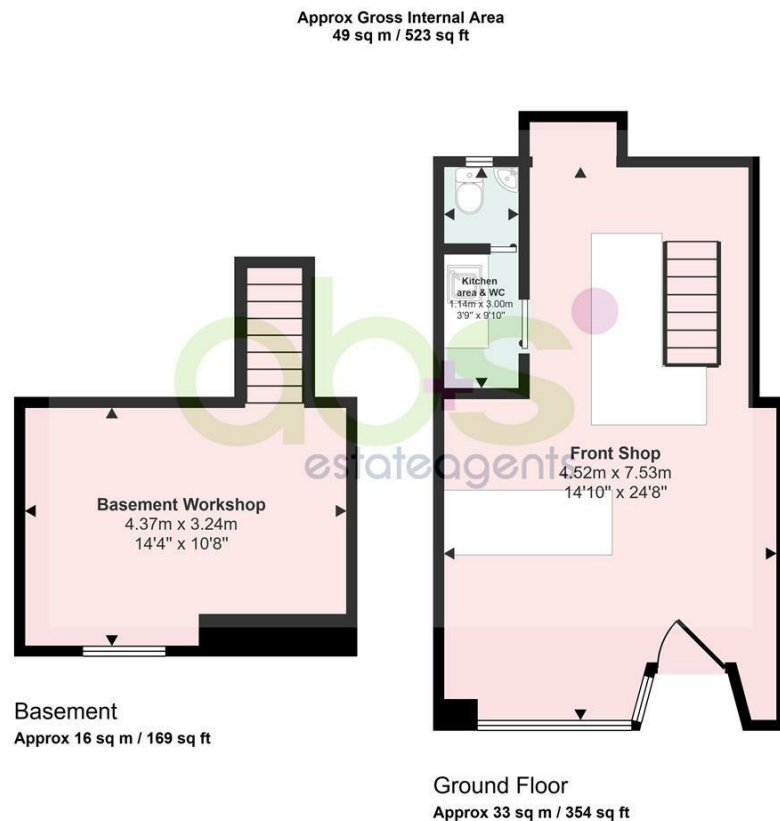
EPC

EPC exempt as less than 50 square metres.

Business Opportunity

Elgin Gallery has been trading for almost 14 years and is well established in the County town of Moray. It is the only Art Gallery and Framing Business in the town and services all of Moray with their expertise. The founder and current proprietor has built an extensive customer base and now enjoys a monopoly in the area. It is a very busy and prospering business with comprehensive equipment including a CMC mountcutter along with all the other prerequisites for mounting, framing and displaying artworks. The business, consisting of equipment, tools, stock and software is available for sale at offers over £48,000. The premises are also available for sale as a separate transaction for £65,000 offering a prospective purchaser a turnkey opportunity to acquire a thriving business withing Moray's County town. This would be particularly suitable for a couple looking to take over a successful, thriving business.





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.

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.

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.

Moray's County town, the city of Elgin has a population of around 95,780 (based on the 2017 mid-year estimate for the entire Moray region). 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 Coxtown 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 and residential 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, 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.