

FOR SALE
RETAIL / DEVELOPMENT OPPORTUNITY



**82 South Street,
Elgin, IV30 1JG**

- Quoting Price: £450,000 exclusive of VAT.
- Total GIA 7,443 sq.ft / 692 sq.m or thereby
- Private Car Parking
- Prominent Location
- Suitable for a number of uses (subject to planning)

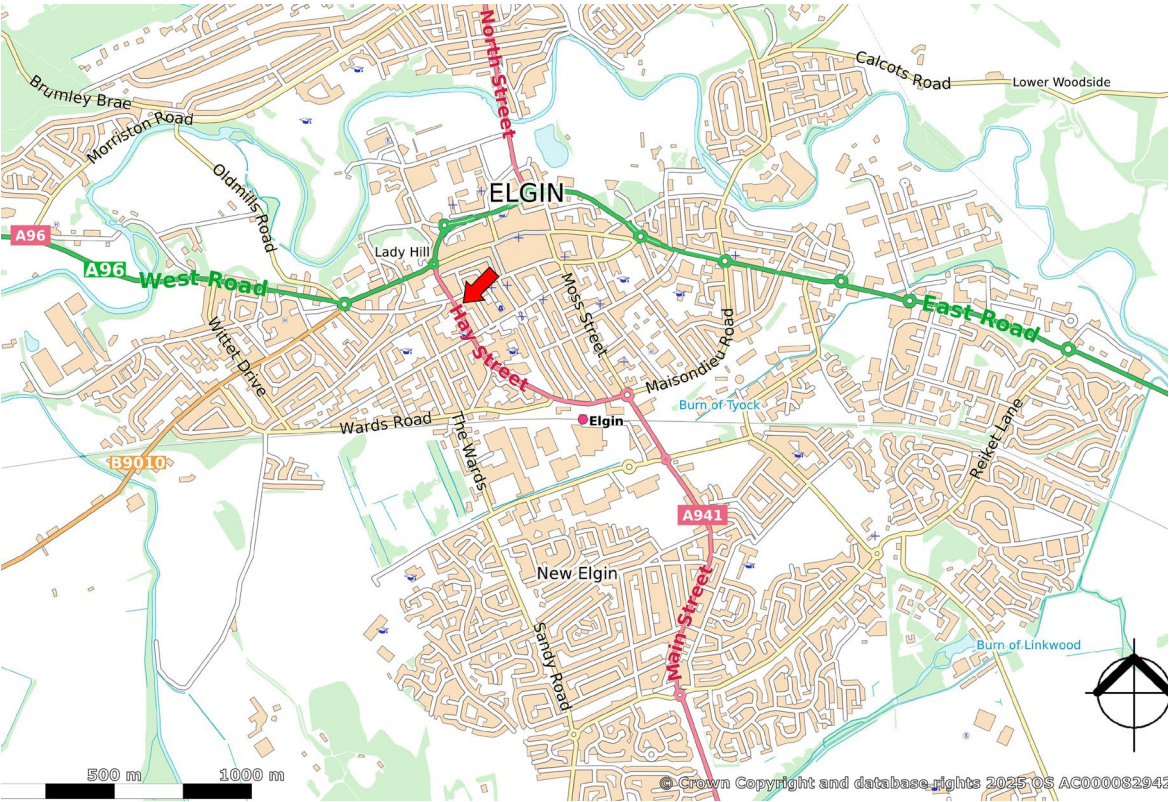
LOCATION

Elgin is the administrative centre for Moray and houses the Moray Council headquarters. Elgin has a well-established retail centre and services surrounding hinterland which includes the nearby RAF base at Lossiemouth. The property is located within the centre of Elgin and lies in a prominent position, close to the A96 main thoroughfare. Surrounding properties comprise a mixture of residential, retail and commercial users.

DESCRIPTION

The property offers generous single-storey accommodation, comprising a spacious open-plan sales area, staff facilities, and a large store.

Currently operating as a furniture showroom, the premises were previously utilised as a car showroom, demonstrating their versatility for a wide range of commercial uses, subject to planning. The building has also benefitted from significant investment, including the installation of a new roof.



Prominently positioned with excellent frontage onto South Street and Hay Street, the property enjoys a highly visible location that attracts strong passing trade.

In addition, the site benefits from private on-site parking, enhancing convenience for both customers and staff.

ACCOMMODATION

The accommodation may be summarised as follows:-

GIA	Sq. Ft	Sq. M
Ground Floor	7,443	691.5

EPC

On Application.

ENTRY

TBC.

SERVICES

We understand that the property is connected to mains supplies for water and electricity with drainage being to the main sewer.

Please note a service charge will be payable, including all utilities.

LEGAL COSTS

Incoming tenant/s will be liable for their own legal costs, LBTT, Registration Dues and VAT (where applicable).

VAT

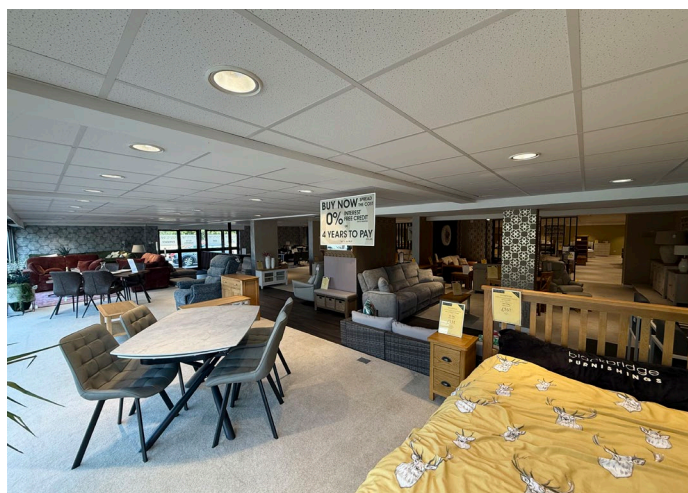
All figures quoted are net of VAT which is applicable.

PRICE

£450,000 exclusive of VAT.

RATEABLE VALUE

The rateable value is £44,500.



To arrange a viewing please contact:



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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: September 2025

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.