



FG Burnett

To Let / For Sale

228 High Street

Elgin, IV30 1BA

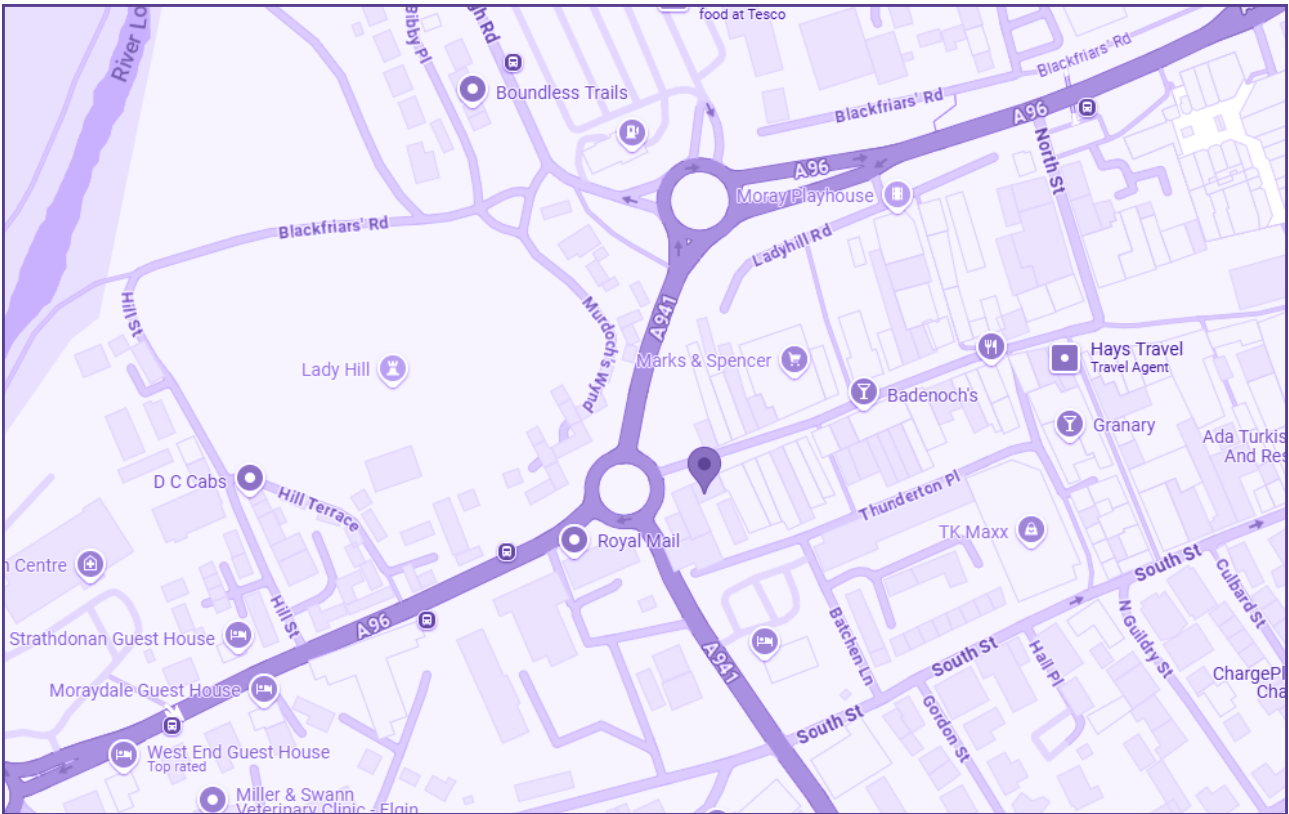
112.84 sq.m | 1,215 sq.ft

- Class 3 Consent Granted
- Town Centre Ground Floor Retail Unit
- High Profile Location With Strong Roadside Presence
- Parking Available Nearby

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All enquiries:
01224 572 661

fgburnett.co.uk



Location

The subjects lie on the south side of High Street, adjacent to the A96, benefitting from strong visibility from both the A96 and A941 - two major arterial routes. With excellent traffic flow, exceeding c. 20,000 vehicles per day, the property has a prominent roadside location.

Description

The subjects comprise a ground floor retail unit which forms part of a two-storey building.

Internally, the property provides mainly open plan accommodation with rear staff ancillary areas.

Accommodation

The subjects have been measured in accordance with the RICS Code of Measuring Practice (Sixth Edition) and the following Net Internal Areas derived:

Ground Floor	112.84 sq.m	1,215 sq.ft
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Rent

Offers in the region of £25,000 per annum, exclusive of VAT.

Price

Offers of £165,000 excl. VAT are sought for our client's heritable interest.

Lease Terms

The unit is available on Full Repairing and Insuring terms, any long term lease will incorporate 5 yearly upward only rent reviews.

Short term leases may be considered, subject to landlord consent.

Rateable Value

The Valuation Roll shows a Rateable Value of £16,250 effective from 1st April 2026.

Rates Details

Any ingoing 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

Viewings & Offers

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

Lisa Cowie

t: 01224 597 536

e: lisa.cowie@fgburnett.co.uk

EPC

Copy available on request.

VAT

The property is not elected for VAT.

Legal Costs

Each party will bear their own legal costs incurred in the transaction. The occupier will be responsible for any LBTT and Registration dues.

AML

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

Entry

On conclusion of legal missives.



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