



FG Burnett

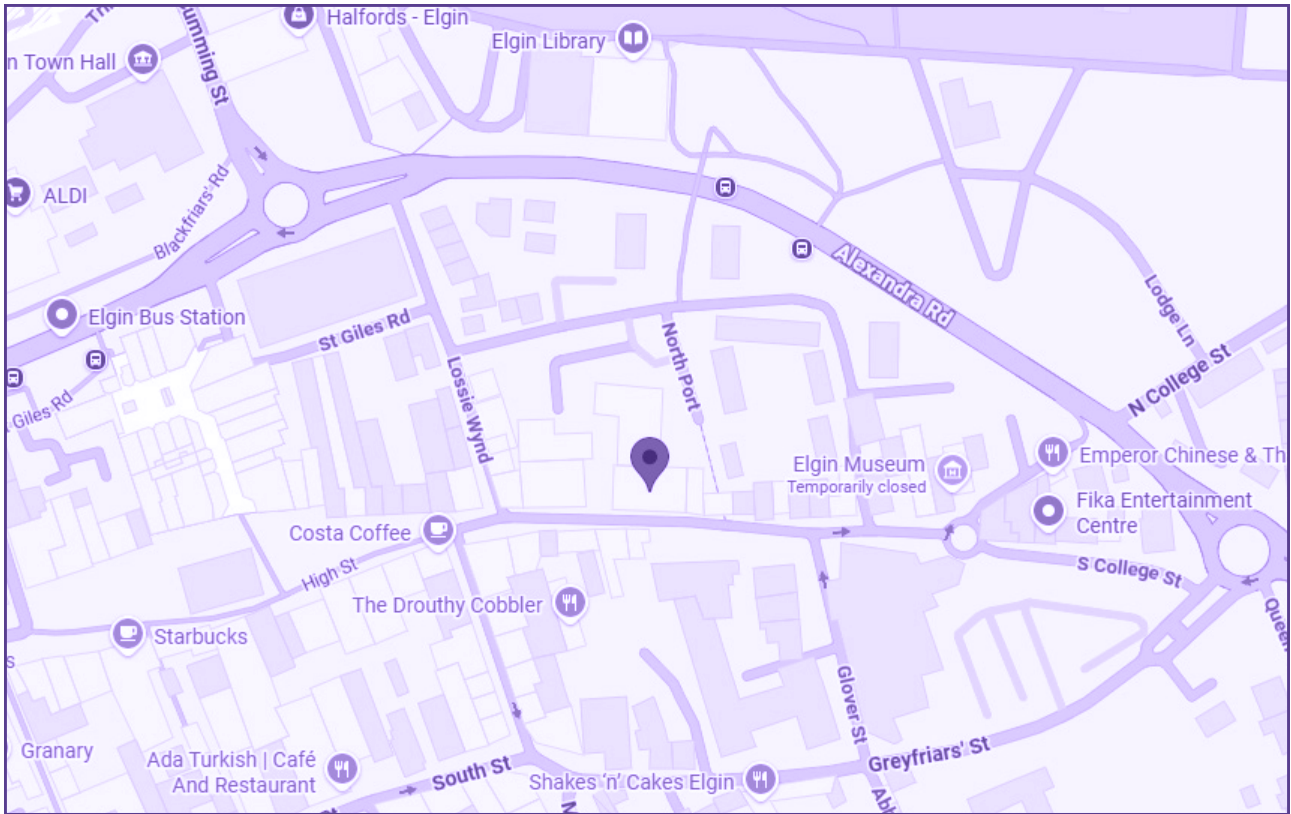
To Let

45 High Street

Elgin, IV30 1EE

111.84 sq.m | 1,204 sq.ft

- Town Centre Retail Unit
- Open Plan Accommodation over Ground and First Floors
- Parking Available Nearby



Location

Elgin is a town located on the North East coast of Scotland and is approximately 65.5 miles North West of Aberdeen and approximately 39 miles East of Inverness

The subjects are located on the north side of High Street close to its junction with Lossie Wynd in Elgin town centre. Occupiers represented in the vicinity include Farmfoods, Ashers Bakery, Lloyds Pharmacy, Barnardo's and The Muckle Cross public house.

Description

The subject comprises a two-storey brick-built building over ground and first floor.

Internally the property provides an open plan sales area on the ground floor with ancillary staff areas and a W/C. The property benefits from a traditional retail frontage with display windows and a recessed entry door. The first floor comprises a storage area.

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	67.84 sq.m	730 sq.ft
First Floor	44.00 sq.m	474 sq.ft
Total	111.84 sq.m	1,204 sq.ft

Lease Terms

The unit is available on Full Repairing and Insuring terms for a duration to be agreed incorporating 5 yearly upward only rent reviews.

Rent

£15,000 per annum exc VAT.

Rateable Value

The Rateable Value effective from 1 April 2026 is £12,000.

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

EPC

B26. Copy available on request.

VAT

VAT will be payable in addition to the sale price or monies due under a lease of the premises.

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

Available from October 2026.

Viewings & Offers

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

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