



FG Burnett

To Let

59 High Street

Elgin, IV30 1EE

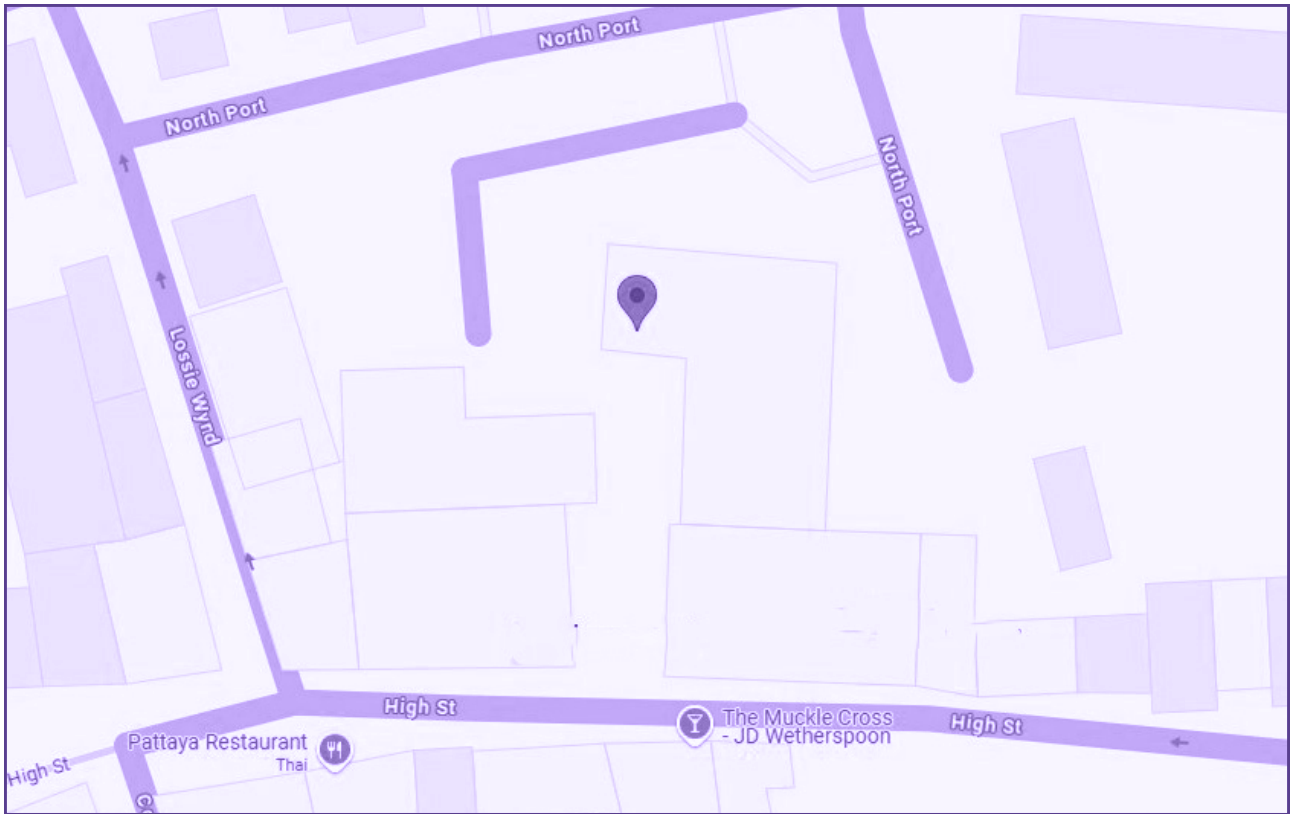
52.78 sq.m | 568 sq.ft

- Class 3 Use Consent Obtained
- Town Centre Retail Unit
- Open Plan Accommodation
- Parking Available Nearby

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All enquiries:
01224 572 661

fgburnett.co.uk



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, Barnardos and The Muckle Cross public house.



Description

The subjects comprise a ground floor end terraced retail unit, forming part of a single storey brick built building with a flat felt covered roof.

Internally, the property provides a sales area and WC.

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	52.78 sq.m	568 sq.ft
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Lease Terms

The unit is available on Full Repairing and Insuring terms incorporating 5 yearly upward only rent reviews.

Rent

Offers in the region of £12,000 per annum, exclusive of VAT.

Rateable Value

The Rateable Value effective from 1 April 2026 is £7,300.

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

C41. Copy available on request.

VAT

VAT will be payable in addition to 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

On conclusion of legal missives.

Viewings & Offers

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

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