



FG Burnett

To Let

7 Commerce Street

Elgin, IV30 1BS

265.09 sq.m | 2,853sq.ft

- Substantial ground and basement retail/office unit
- Suitable for a variety of uses, subject to planning
- Attractive incentives offered, subject to tenant covenant
- No VAT payable

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All enquiries:  
01224 572 661

[fgburnett.co.uk](http://fgburnett.co.uk)



## Location

The subjects are located on the west side of Commerce Street in Elgin town centre.

Elgin itself is a vibrant market town in Moray offering good transport links and a mix of local and national retail presence.

Nearby occupiers include TSB, Costa, Dawson Opticians, and Little the Jewellers

## Description

The subjects comprise ground floor and basement accommodation, which could be suitable for a number of uses, subject to planning. The accommodation comprises:

- Ground floor retail/office space
- DDA compliant
- Two WC's
- Kitchen

The accommodation currently comprises reception area, 3 private offices, training room and, within the rear extension, further office/storage space.

The basement provides storage space, accessed via a fixed staircase.

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## 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	205.91 sq.m	2,216 sq.ft
Basement	59.18 sq.m	637 sq.ft
<b>Total</b>	<b>265.09 sq.m</b>	<b>2,853 sq.ft</b>

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## Rent

£19,000 per annum.

Attractive incentives may be available for medium to long term leases, subject to tenant covenant and landlord consent.

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## Lease Terms

The property is available on Full Repairing and Insuring terms for a period to be agreed, and will be subject to periodic upward only rent reviews.

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## Rateable Value

The Rateable Value effective from 1 April 2023 is £23,000.

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## 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



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## EPC

D (55). A copy of the EPC certificate and full recommendation report is available on request.

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## VAT

The property is not opted to tax, therefore there is no VAT payable.

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## 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.

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## 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.

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## Entry

On conclusion of legal missives.





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## Viewings & Offers

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

### **Lisa Cowie**

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### **Richard Noble**

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