



Prime Retail Unit – adjacent to TK Maxx
Large multi-storey car park above property
Rent: £45,000 pa / Price: £450,000
NIA: 7,781 sq ft

Location

Elgin is located approximately 40 miles east of Inverness and 66 miles north west of Aberdeen. It is easily accessible, being positioned on the A96 which links into the A95 providing access to the south.

The property is prominently positioned on Thunderton Place, accessed directly via a pedestrianised lane from High Street. There is a multi storey car park positioned above the property.

Nearby occupiers include TK Maxx, Ladbrokes, Cancer Research, William Hill, BHF and Poundland,

Accommodation

The premises comprise the ground floor of a larger development with TK Maxx located adjacent along with a multi storey car park above which has direct lift access to the communal lobby at ground floor. The premises benefits from an extensive return frontage onto Thunderton Place,

There is a generous loading area to the rear with access from Thunderton Place and Batchen Lane which links into the subject property.

The premises extends to the following approximate areas:

Ground Floor: 7,781 sq ft / 722.8 sqm

Rent

Offers of £45,000 pa exclusive are invited.

Lease

The subjects are available on a new FRI lease.

Price

Offers over £450,000 are sought.

Rates

Rateable Value: £50,000
UBR (2020/21): £0.498
Rates Payable: £24,900 pa

Planning

We have been verbally advised by the Local Planning Authority that the subjects currently benefit from Class 1A consent and can therefore be used for retail use. Interested parties are advised to speak directly to the Local Planning Authority.

EPC

On application



Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



Viewing strictly by appointment with **BRITTON PROPERTY**

Andrew Britton
T. 07990 505 421

E. andrew@brittonproperty.co.uk

Important Notice

BRITTON PROPERTY, their clients and any joint agents give notice that: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It is assumed that the property has all necessary planning, building regulations or other consents and BRITTON PROPERTY have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



BRITTON
PROPERTY

To Let/May Sell

Unit 2, Thunderton Place
Elgin IV30 1LY





BRITTON
PROPERTY

To Let/May Sell

Unit 2, Thunderton Place
Elgin IV30 1LY





BRITTON
PROPERTY

To Let/May Sell

Unit 2, Thunderton Place
Elgin IV30 1LY

