



**Prime City Centre Investment**  
**Let to TJX UK Ltd t/a TK Maxx on an FRI Lease**  
**Car park located above**  
**Rent: £150,000 pa / recent 5 year extension**  
**Expiry: 30<sup>th</sup> August 2029**  
**Price: O/O £1,250,000**

## 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 part a large retail building which has been sub-divided to form 2 retail units with a communal lobby. The premises benefit from a return frontage onto Thunderton Place.

Internally the premises comprise a large retail unit with storage and ancillary office space all at ground floor. There is a generous loading area to the rear. There is a large multi-story car park above the property (out with the demise) which has direct lift access to the commercial lobby. The premises is presented in line with the tenant's corporate specification/fit out.

The premises extend to the following approximate areas:

Ground Floor: 24,048 sq ft / 2,234.13 sqm

## Tenancy

Let to TJX UK Ltd t/a TK Maxx until 30<sup>th</sup> August 2029 on a FRI lease. The passing rent is £150,000pa.

For the year end 28<sup>th</sup> January 2023, TJX UK Ltd reported a turnover of £3.887 billion, a pre-tax profit of £172,400,000, shareholders' funds of £679,000,000 and a net worth of £679,000,000 (Source: Experian27.03.2024)

## Price

Offers over £1,250,000 are sought.

## 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 incoming tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



T K Maxx, Thunderton Place, Elgin, IV30



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Plotted Scale - 1:1,000



Viewing strictly by appointment with -

**BRITTON PROPERTY**

**Andrew Britton**

**T. 07990 505 421**

**E. [andrew@brittonproperty.co.uk](mailto:andrew@brittonproperty.co.uk)**

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