

Investment For Sale

1a Thunderton Place Elgin IV30 1BG



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: 30th 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 30th August 2029 on a FRI lease. The passing rent is £150,000pa.

For the year end 28th 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

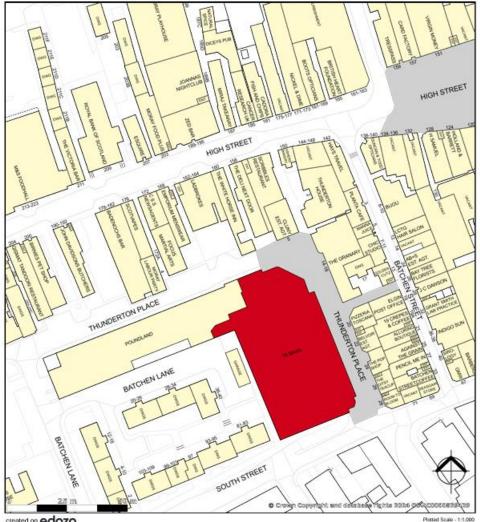
Each party to be responsible for their own legal and professional costs incurred in this transaction. For the avoidance of doubt the ingoing tenant will be responsible for Land & Buildings Transaction Tax (LBTT), registration dues and any VAT payable thereon.



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T K Maxx, Thunderton Place, Elgin, IV30



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Viewing strictly by appointment with -

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