

**CLASS 4 — BUSINESS
/ REDEVELOPMENT
OPPORTUNITY**

**POTENTIAL RESIDENTIAL
REDEVELOPMENT OPPORTUNITY**



**Prospect Lodge
7 Mayne Road
Elgin
IV30 1NY**

- Centrally located within Elgin's town centre
- Eligible for small business rates relief.
- Asset management / redevelopment opportunity
- Available on a vacant basis or with sitting tenants
- Offers over £250,000 invited
- May Let, further information available on request

**280.48 SQM
(3,019 SQ FT)**

Property Details

LOCATION

The property is located in the town of Elgin, specifically on the north side of Main Road, a short distance to the west of Elgin's town centre.

Click on the map icon to see the properties' exact location on Google Maps.



DESCRIPTION

The property comprises a detached three storey traditional building of stone and slate construction. Historically the property been used as an office and more recently as a multi-let business centre. The property is well positioned to continue in this use or any other use as defined under Class 4 of the Town and Country Planning (Use Classes) (Scotland) Order 1997, any alternative use will be subject to Local Authority consent.

Features include:

- Traditional cellular layout
- Communal staff and toilet facilities on each floor
- Period property features
- Modern gas-fired combination boilers with steel pressed radiators

Secure car parking is provided to the rear of the property by means of a generous 10 car park, additional on-street parking is also available nearby.

ACCOMMODATION

Measured on a Net Internal basis in accordance with the RICS Code of measuring practice (6th edition), the property provides the following approximate area:

Lower Ground Floor	98.00 sqm	(1,055 sq ft)
Upper Ground Floor	105.35 sqm	(1,134 sq ft)
Top Floor	77.13 sqm	(830 sq ft)
Total	280.48 sqm	(3,019 sq ft)

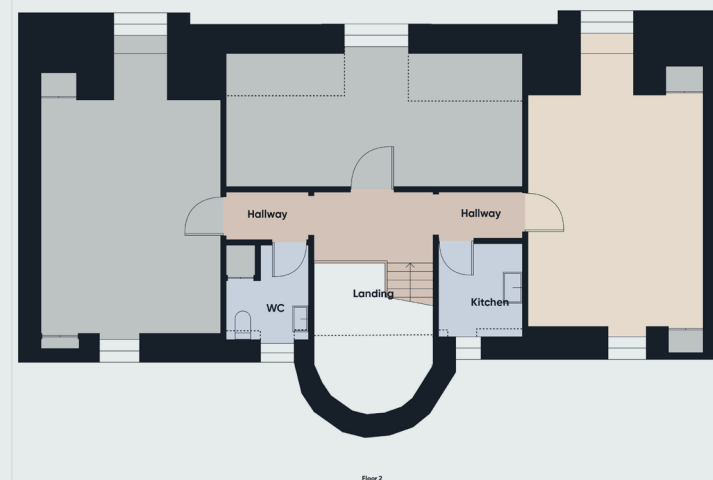
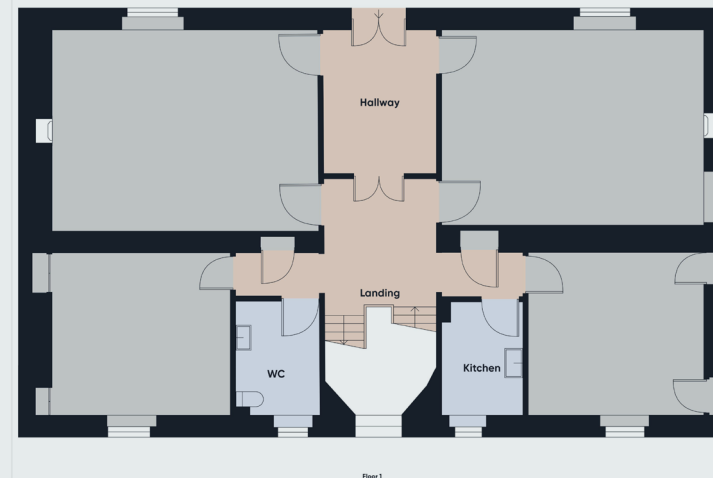
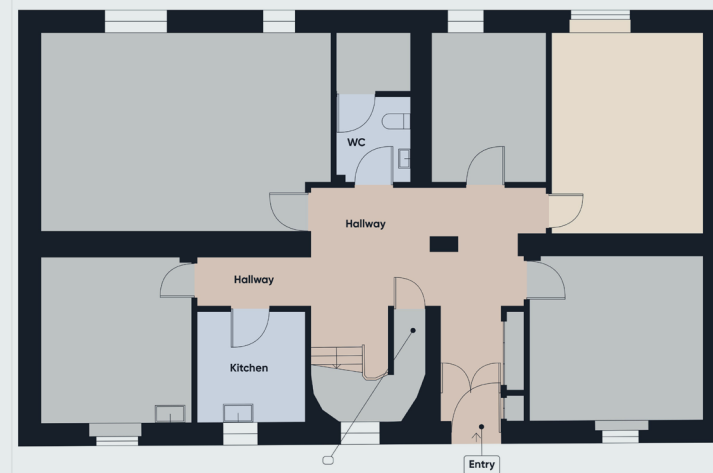
Gross Internal measurements are available on request.

SERVICES

The property is served with mains electricity, gas and water with drainage being to the main public sewer.

ENERGY PERFORMANCE

E [70] Full documentation is available upon request.



Property Details

NON-DOMESTIC RATES

The property is currently listed within the Valuation Roll as having a ratable values of:

Floor	Suite	Ratable Value
Ground Floor	Room 1	£2,700
Ground Floor	Room 2	£4,200
Ground Floor	Room 3	£4,200
Ground Floor	Room 4	£2,400
Lower Ground Floor	Room 1	£2,250
Lower Ground Floor	Room 2	£2,300
Lower Ground Floor	Room 3	£1,000
Lower Ground Floor	Room 4	£3,600
Lower Ground Floor	Room 5	£3,300
First Floor	Room 1	£3,000
First Floor	Room 2	£2,600
First Floor	Room 3	£3,000

*Any ingoing occupier may qualify for upto 100% rates relief under the Non-Domestic (Business) Rates Small Business Bonus Scheme. Interested parties should make their own enquiries with the Local Authority.

The Uniform Business Rates for the year 2026/2027 is 48.1p on the £. Water and wastewater rates are payable.

SALE TERMS

The property is available on a vacant possession basis. Alternatively, the property is currently operating as a business centre and can be made available with tenants in occupation on short-term licenses. Our client will also consider leasing the property, subject to requirement.

Further information is available on request.

PRICE

Offers over £250,000 invited.

VAT

All prices quoted in this schedule are exclusive of VAT. The property has been elected for VAT and thus VAT will be payable on the purchase price unless the property is sold by way of a Transfer of Going Concern (T.O.G.C).

COSTS

Each party will be responsible for their own costs. Any ingoing Purchaser will be responsible for their own legal costs. Any ingoing occupier will be responsible for the payment of LBTT and registration dues.

ANTI-MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall is legally required to carry out due diligence on all parties involved in a transaction. Once an offer has been accepted, prospective purchasers, vendors, tenants, or landlords will be required, at a minimum, to provide proof of identity and residence, as well as proof of funds, before the transaction or lease can proceed.



Make an enquiry

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IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.

PROPERTY REF: ACA1867

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COMMERCIAL DEPARTMENT | 01224 594172