DM HALL

For Sale

DUE TO RELOCATION CLASS 4 — OFFICE / RESIDENTIAL REDEVELOPMENT OPPORTUNITY



27 High Street,
Elgin, IV30 1EE

640 sq ft
(59.46 sq m)

- Net Internal Area 59.46 sqm (640 sqft)
- Gross Internal Area 100.00 sqm (1,076 sqft)
- Well-presented first floor self contained office suite
- Located within the heart of Elgin town centre
- Suitable for office use or potential residential redevelopment (STC)
- Eligible for up to 100% Small Business Bonus Scheme relief
- Offers in the region of £65,000

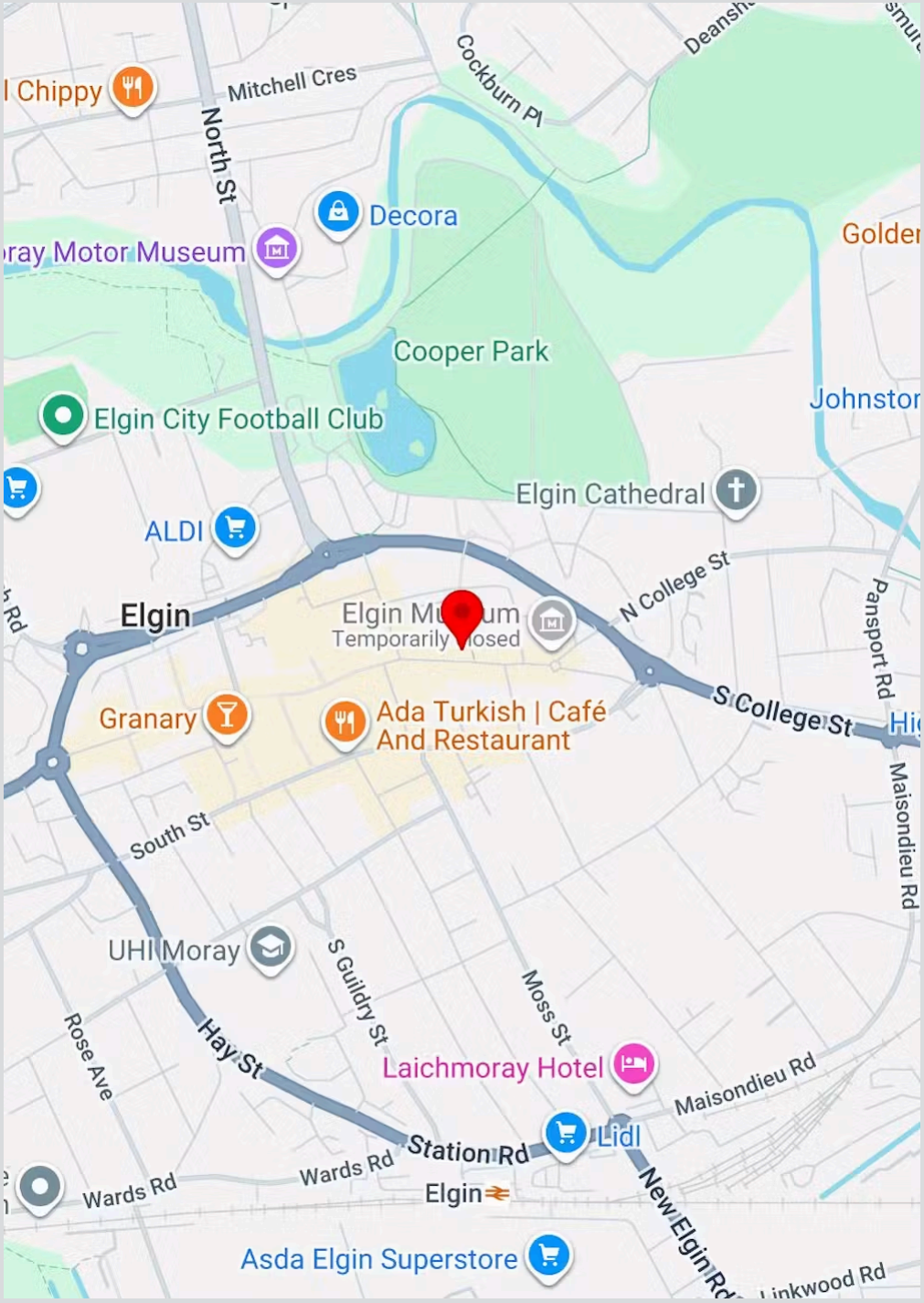
DESCRIPTION

The property occupies the first floor of a three-storey building of traditional stone and slate construction.

Internally, the suite is currently laid out to provide four private rooms together with storage, tea-prep and WC facilities.

Specification includes:
• Perimeter trunking
• Period features

Whilst there is no dedicated on-site car parking, on-street parking and nearby public car parks are readily available within close proximity.



LOCATION

High Street is an established commercial thoroughfare within the heart of Elgin, benefiting from high levels of passing traffic and excellent access to public transport, nearby parking and local amenities.

27 High Street occupies a prominent position along the street and is surrounded by a mix of retail, office and other commercial occupiers together with a wide range of town centre amenities.

FLOOR AREA

The accommodation comprises the following areas:

Name	Floor/Unit	Description	Size
1st - Office etc	1st	Office etc	640 sq ft

EPC

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.











LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction. The purchaser will be responsible for the payment of Land and Buildings Transaction Tax (LBTT) and registration dues.

VAT

All prices quoted in this schedule are exclusive of VAT.

PRICE

Offers in the region of £65,000

NON-DOMESTIC RATES

Rates Payable: An incoming occupier may qualify for up to 100% rates relief under the Small Business Bonus Scheme, subject to eligibility. Interested parties should make their own enquiries with the Local Authority.
Rateable Value: £7,000

VIEWING & FURTHER INFORMATION

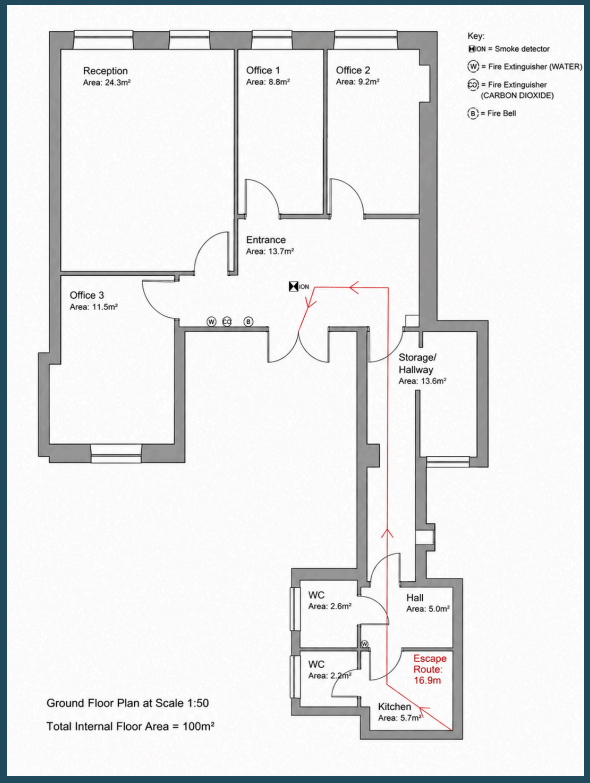
Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.

DM HALL

Regulated by RICS



Make an enquiry

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