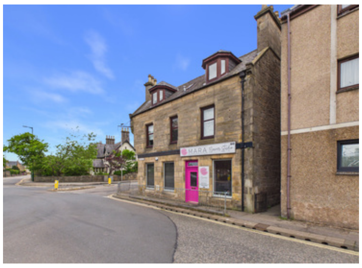
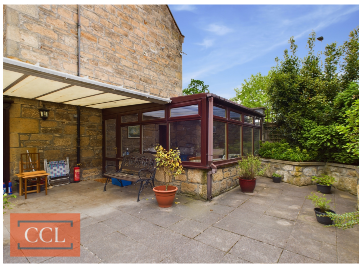
- **Two fully let commercial units.**
- **Leases secured until August 2030.**
- **Annual commercial income of £10,800.**
- **Residential flat with income potential.**
- **Estimated flat rent £1,200 monthly.**
- **Strong Elgin rental demand.**

This substantial mixed-use property in Elgin presents an attractive investment opportunity, comprising two securely let commercial units and a spacious residential dwelling in a location experiencing strong rental demand and limited supply. 104 South Street is let to a hairdresser at £6,000 per annum, while 1 Pluscarden Road is let to a florist at £4,800 per annum, with both leases running until August 2030. The upper-floor residential accommodation is currently occupied but is estimated to achieve £1,200 per month if let separately. With immediate income, secure tenancy, and scope for further rental growth, the property offers excellent long-term investment appeal.





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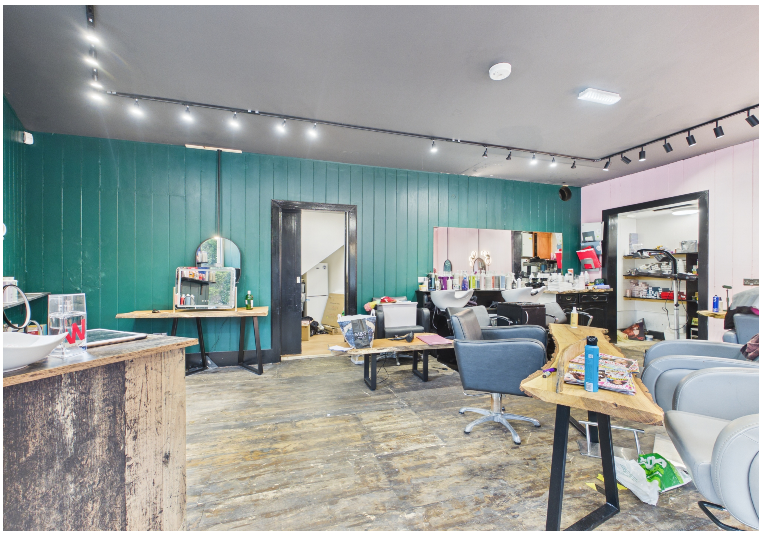
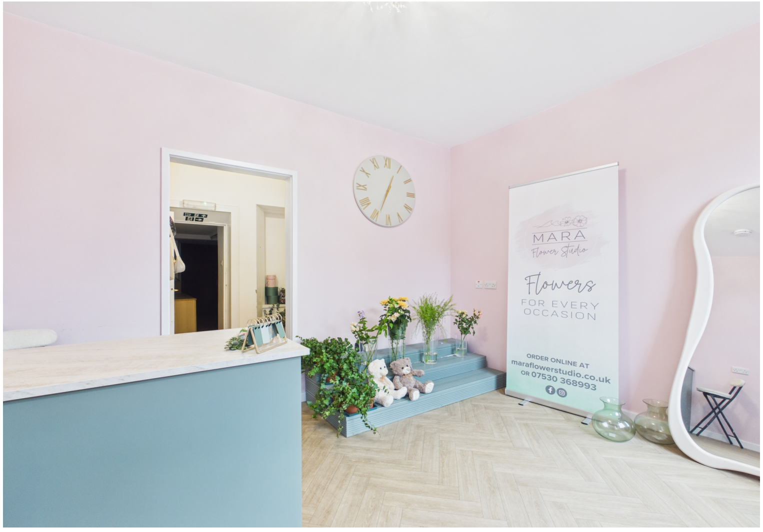


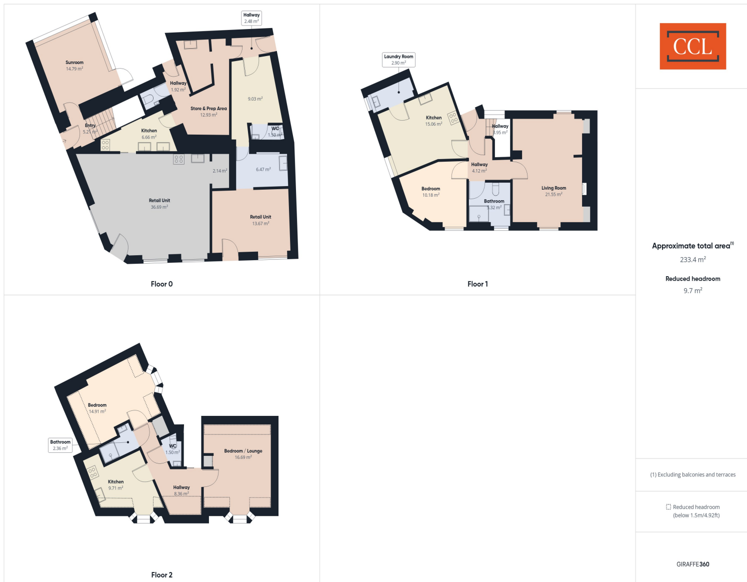
This impressive mixed-use property in Elgin offers a compelling investment opportunity, comprising two fully let commercial units together with a substantial residential dwelling, all in a location benefiting from strong demand and a chronic shortage of rental accommodation.

104 South Street has been refurbished and is currently let to a hairdresser, producing an annual rent of £6,000. The unit occupies a prominent position close to the town centre, Doctor Gray's Hospital and the A96, ensuring excellent visibility and accessibility. 1 Pluscarden Road is also securely let, in this case to a florist, at a rent of £4,800 per annum. Both commercial leases are in place until August 2030, providing income certainty and medium-term security for an incoming purchaser.



The residential accommodation extends over the first and second floors and is presently occupied, although it is considered capable of letting at approximately £1,200 per month, or £14,400 per annum, should vacant possession or a separate letting strategy be pursued. This adds a further layer of income potential to an already attractive asset.

In addition, the property benefits from a private courtyard, sunroom and detached garage, with scope for further enhancement or development, subject to the necessary consents. The garage offers useful storage and additional flexibility, while the enclosed external areas provide access to the commercial and residential elements.



With a current gross income of £25,200 per annum and strong potential for future rental growth, this property represents a well-balanced and secure investment in a location where demand remains robust.

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