

The Picture Framer,  
27 North Street  
Elgin,  
IV30 4EE



**Fixed Price £135,000**

Benefiting from a prominent location on the Bishopmill side of Elgin is this Commercial Premises. The property offers approximately 925sqf of floor space (excluding the basement area) and occupies a site with Rear Access offering Parking along with 2 Garages, one of which features a mechanics inspection pit.

## Features

Commercial Premises

Prominent Location

Rear Access with Parking and Garaging

Spacious Garage with Inspection Pit

Basement

Mostly Double Glazed

Entrance to the Property is via uPVC part panelled front door with double glazed window leading to:

### **Entrance Vestibule**

Consumer box cupboard

Doors lead through to the Reception desk area and into the Inner Hallway

### **Reception Area – 17'4" (5.28) max x 11'11" (3.62) max**

Ceiling lighting

A double glazed picture window to the front

Reception desk unit

Carpeted flooring

A door leads to the Inner Hallway

### **Inner Hallway**

The Inner Hallway allows access to the Kitchenette and staircase area which leads down to the basement.

### **Kitchenette and W.C – 4'11" (1.49) x 4'7" (1.39)**

Ceiling light fitting

Wall mounted cupboards and fitted base units

Single sink with drainer unit and mixer tap

Electric water heater

Tile effect flooring

A door leads through to the W.C

### **W.C**

Ceiling light fitting

Single glazed frosted window to the side

Wash hand basin and press flush W.C

Tile effect flooring

### **2nd Hallway**

Ceiling light fitting

Storage cupboard

Fitted work surface

Doors lead to Rooms 1 & 3

### **Room One – - 11'1" (3.37) x 7'9" (2.35)**

Ceiling light fitting

Single glazed window to the side

Fitted shelf space and tables

An open doorway leads through to Room 2

**Room Two – 12'3" (3.73) x 11'9" (3.57)**

2 strip light ceiling fittings

Double glazed window to the rear

A door gives access into the 2nd Hallway

An open doorway leads to Room 3

**Room Three – 12'5" (3.78) x 8'4" (2.54)**

Ceiling light fitting

Window to the rear aspect

A door leads back into the 2nd Hallway

**Basement**

Access via a staircase which leads down to the base which is fitted with lighting and provides good storage space

**Garaging and Parking**

The premises benefits from a parking area and 2 garages.

The larger garage measures 31' (9.44) deep x 12'5" (3.78) wide approx. and is fitted with lighting and features an inspection pit

Attached the main garage there is a smaller garage measuring 28' (8.53) x 9'5" (2.86) wide approx

**EPC Band - G****Note 1**

All fitted blinds, floor coverings and light fittings are to remain.

**Energy Performance  
Rate - Band G**





**Important Notice**

These particulars are for information and intended to give a fair overall description for the guidance of intending purchasers and do not constitute an Offer or part of a Contract. Prospective Purchasers and or/lessees should seek their own professional advice.

All descriptions, dimension, areas and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to correctness of each of them.

All measurements are approximate.

Further particulars may be obtained from the selling agents with whom offers should be lodged.

The Agency holds no responsibility for any expenses incurred travelling to a property which is then Sold or Withdrawn from the Market

**Notes of Interest**

A Note of Interest should be put forward to the Agency at the earliest opportunity.

A Note of Interest however does not obligate the Seller to set a Closing Date on their Property.

**Particulars**

Further particulars may be obtained from the selling agents with whom offers should be lodged.

**Entry**

By mutual agreement

**Offers**

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

**FREE VALUATION**

We are pleased to offer a free and without obligation, valuation of your own property. Please call for an appointment.