

To Let



Unit 7 - Prime Retail Unit

Ground Floor 3,252 sq ft, First Floor 3,342 sq ft

- Over 20 stores including, **Monsoon, Waterstones, Superdrug, O2, Subway** and **Argos**
- 250 Car parking spaces • Foodcourt with seating areas • Adjacent to bus terminal

LOCATION

Elgin is situated in the north east of Scotland, approximately 35 miles east of Inverness and 70 miles west of Aberdeen. The town benefits from a resident population of 21,000 and an estimated catchment area of approximately 58,000.

The St Giles Centre occupies a prime location in the heart of Elgin's town centre. The unit is located on the main mall, with neighbouring retailers including Superdrug and Argos.

DESCRIPTION

The property is split over two levels. It has been measured in accordance with the RICS Code of Measuring Practice 6th Edition, and provides the following approximate areas:

Ground Floor	3,252 sq ft
First Floor	3,342 sq ft
TOTAL	6,594 sq ft



TERMS

The property is available on a new full repairing and insuring lease, with rental offers in excess of £70,000 per annum exclusive of VAT.

SERVICE CHARGE

Service charge for 2018/2019 is £41,550 per annum exclusive of VAT.

RATING

We have been verbally advised by the local assessors that the property has a rateable value of £61,500 per annum.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction, however, it should be noted that the ingoing tenant will be responsible for stamp duty, registration fees and VAT thereon.

TIMING

Available immediately.

VIEWING AND FURTHER INFORMATION

By arrangement with the joint agents.



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