

To Let



Unit 36 Lower Mall

Ground Floor 1,073 sq ft

- Over 20 stores including **Monsoon, Waterstones, Superdrug, 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 prime section of Elgin town's retail pitch, with neighbouring retailers including Vodafone, Claire's, WH Smith and Argos.

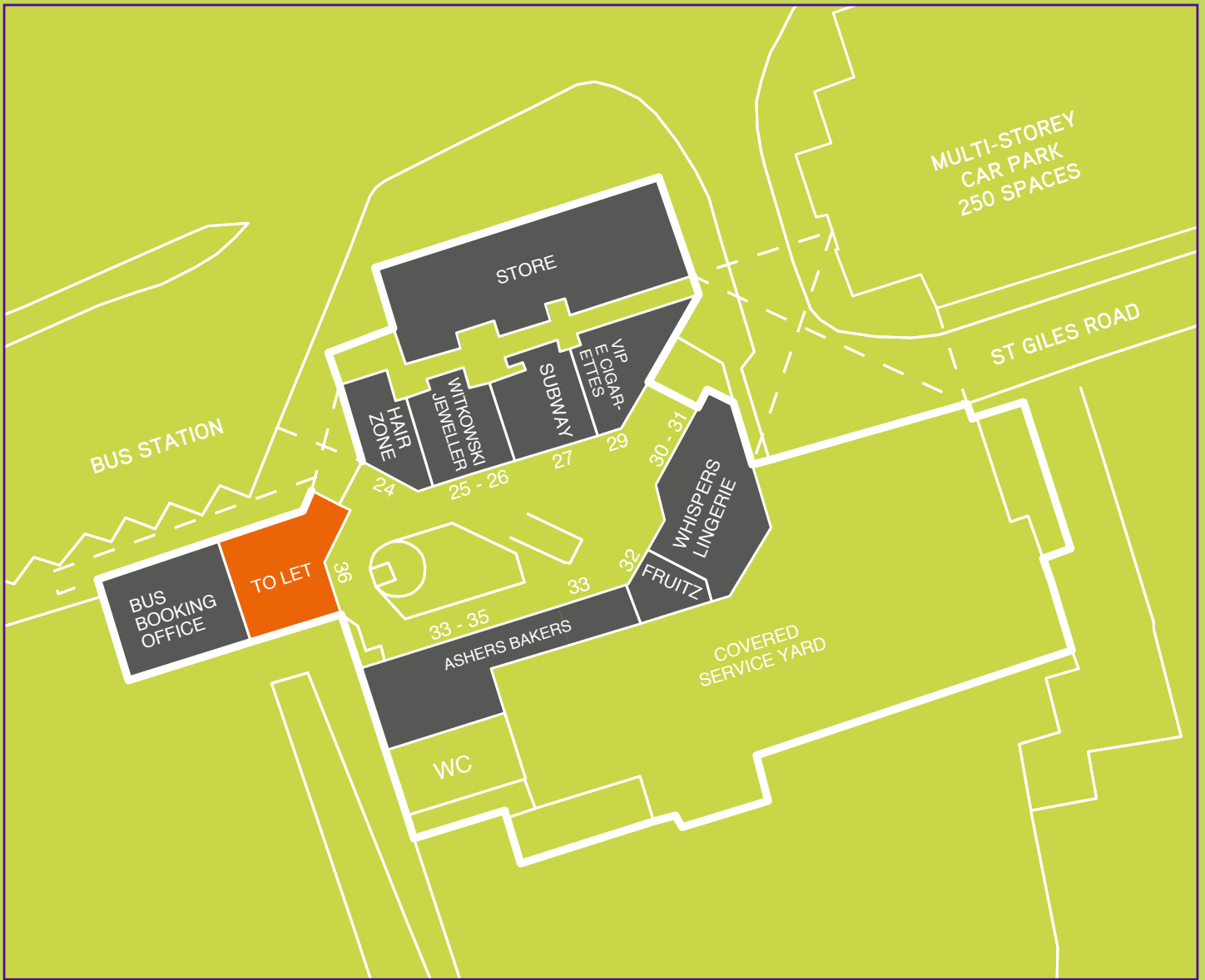
DESCRIPTION

The unit is located on the lower mall, with neighbouring retailers including Subway, Ashers Bakers and Hair Zone. The property is a self-contained ground floor only retail unit with the following approximate areas:

Ground: 1,073 sq ft (99.68 sq m)

RENT

£18,000 per annum.



SERVICE CHARGE

£5,621 pa.

RATES

Rateable value of £19,000 per annum.

The rates poundage is £0.484, so rates payable (excluding water charges) is £9,196 pa.

VIEWING AND FURTHER INFORMATION

By arrangement with the joint agents.



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