

To Let



Unit 32 Lower Mall

Ground Floor 267 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 with neighbouring retailers including Vodafone, Claire's, WH Smith and Argos.

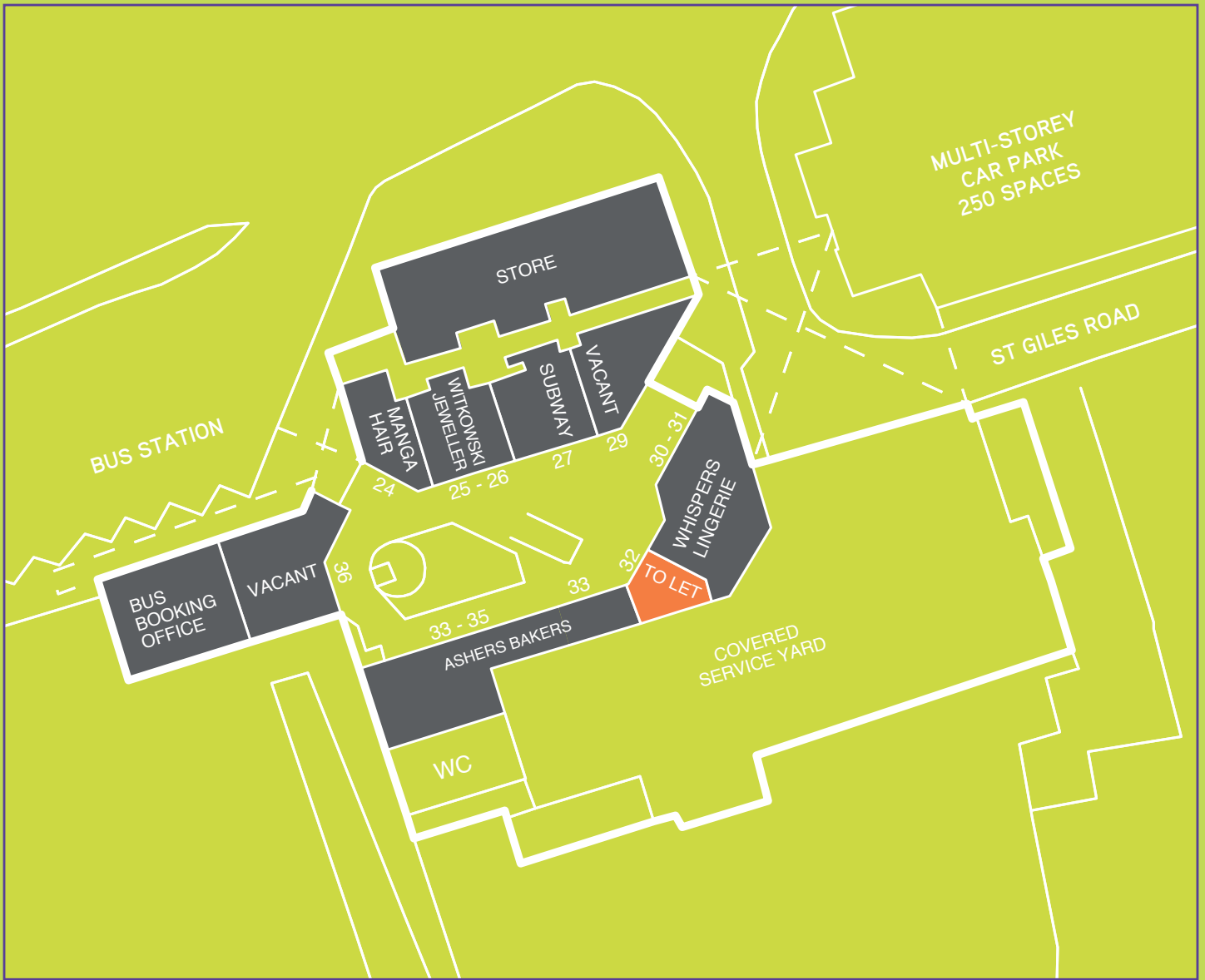
DESCRIPTION

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

Ground: 267 sq ft (24.4 sq m)

RENT

Offers in the region of £7,500.



SERVICE CHARGE

£2,500 pa.

RATES

Rateable value of £6,900 per annum.

VIEWING AND FURTHER INFORMATION

By arrangement with the joint agents.



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