

# To Let



## Unit 4/5 – Double Retail Unit (also available as two units)

Ground Floor 3,470 sq ft, First Floor 2,705 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

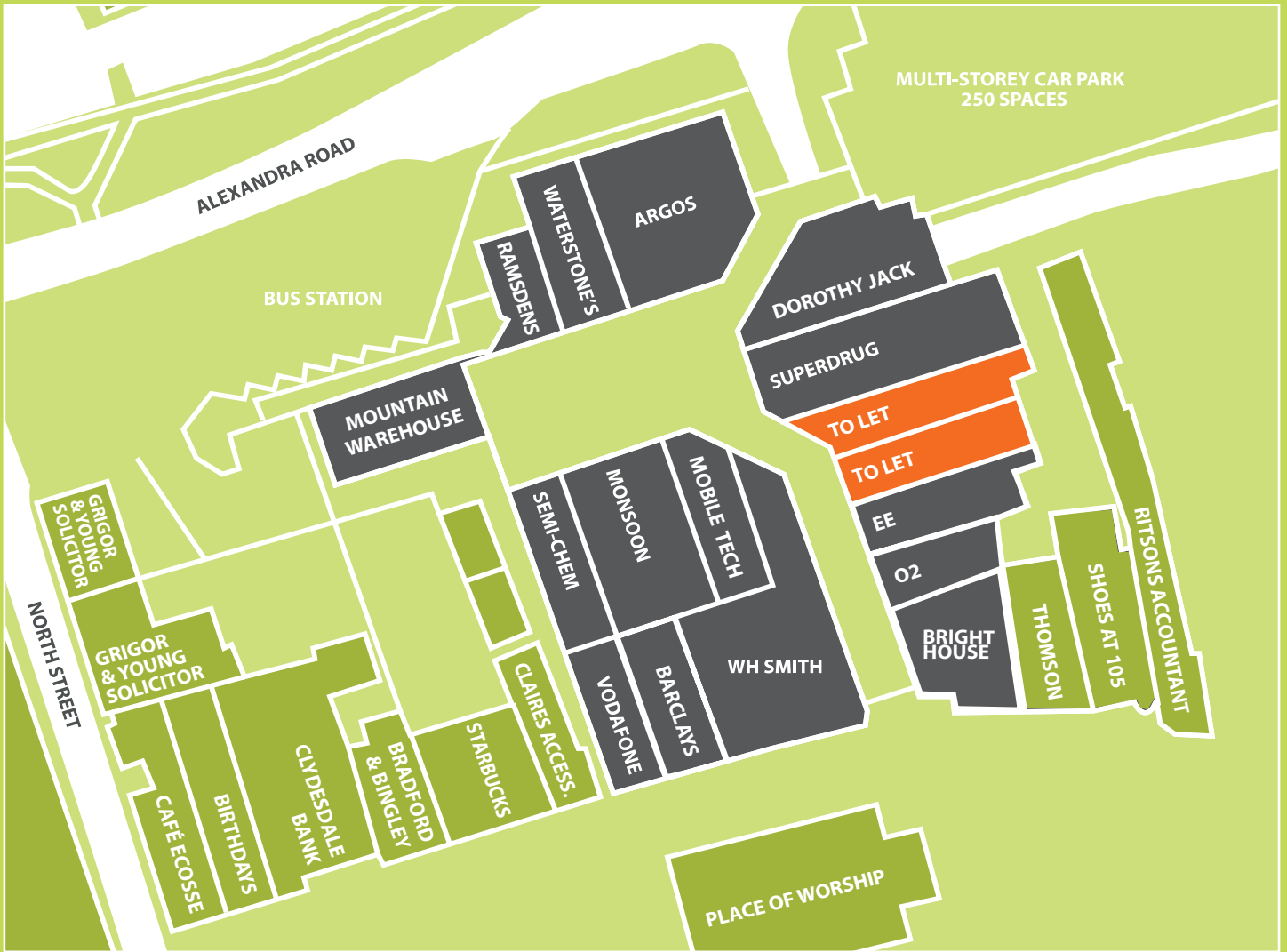
The property is two retail units which can be combined, or let separately. They provide the following approximate areas:

#### Combined Units 4/5

Ground Floor	3,470 sq ft
First Floor	2,705 sq ft
<b>Total</b>	<b>6,175 sq ft</b>

### RENT (UNITS COMBINED)

Offers in excess of £85,000 per annum are invited.



## RENT (AS INDIVIDUAL UNITS)

### Unit 4

Ground Floor	1,572 sq ft
First floor	1,270 sq ft

**Total** 2,842 sq ft

Offers in excess of £45,000 per annum are invited.

### Unit 5

Ground Floor	1,891 sq ft
First floor	1,435 sq ft

**Total** 3,326 sq ft

Offers in excess of £47,500 per annum are invited.

## SERVICE CHARGE 2016/2017

Unit 4/5	£43,069 per annum
Unit 4	£20,212 per annum
Unit 5	£22,857 per annum

## RATES

We have been advised that the units have the following rateable values:

Unit 4/5	To be re-assessed once combined.
Unit 4	£39,500 per annum
Unit 5	£39,750 per annum

Assuming a rate poundage of £0.492, the rates payable will be:

Unit 4/5 Combined	£38,991 per annum
Unit 4	£19,394 per annum
Unit 5	£19,517 per annum

Interested parties are advised to make their own enquiries re rates payable.

## VIEWING AND FURTHER INFORMATION

By arrangement with the joint agents.



Alan Stewart  
0141 229 5494  
alan@brecksutherland.com



Stephen Gunn  
0141 221 3500  
stephen@gunnproperty.co.uk