

lot 39

151 High Street Elgin, Morayshire IV30 1DS

Rent
£84,365
per annum
exclusive

Heritable Bank Investment

- Prominent High Street location within Elgin town centre
- Over 10 years unexpired to Clydesdale Bank PLC

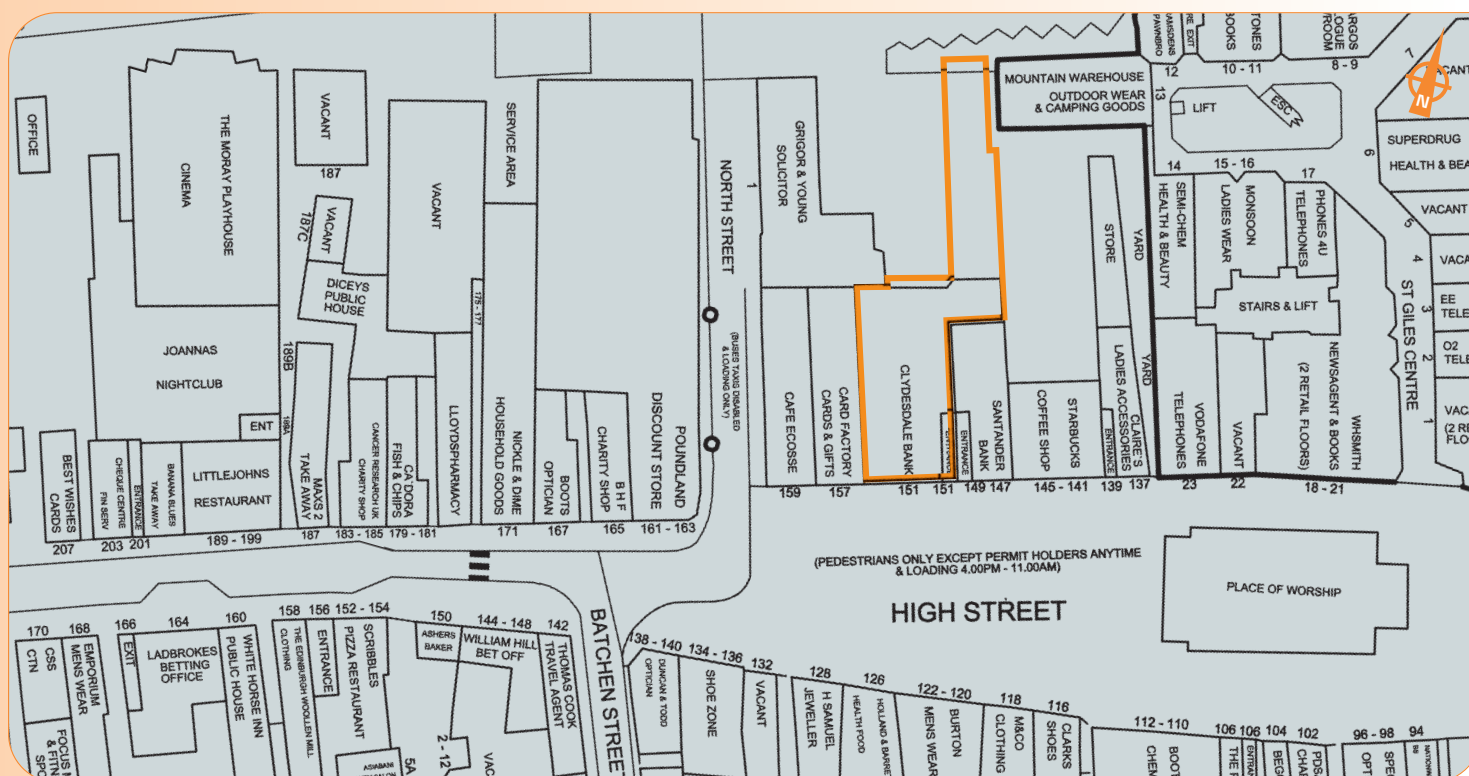
- Within the pedestrianised High Street close to the St Giles Shopping Centre
- Neighbouring occupiers include Boots the Chemist, WH Smith, Starbucks and M&Co
- Six Week Completion



On behalf of

CBRE
GLOBAL
INVESTORS





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Location

Miles: 40 miles east of Inverness
65 miles north-west of Aberdeen
Roads: A96
Rail: Elgin Station (First ScotRail)
Air: Inverness Airport (31 miles east)

Situation

The property is situated in a prominent position on the northern side of the High Street, close to the junction with North Street and on the pedestrianised section of the street. This section of the High Street together with the St Giles Shopping Centre forms the principal shopping location in the town.

Description

The property comprises a modern bank building with the bank operating from ground and part first floors. There are self-contained offices on part first and second floors accessed from the High Street. The property benefits from car parking to the rear.

Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

VAT is not applicable to this lot.

Viewings

Interested parties must register their details with the Auctioneers and provide identification on site.

Please contact Mhairi Jarvis (Telephone: +44(0)131 554 1705, or Gwen Thomas (Telephone: +44 (0)20 7034 4857).

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversions)
Ground	Banking Hall/ Ancillary	292.17 sq m	(3,145 sq ft)	CLYDESDALE BANK PLC (1)	15 years from 07/10/2010 until 06/10/2025	£84,365	07/10/2015 07/10/2020
First	Ancillary	95.69 sq m	(1,030 sq ft)				
First (2)	Office	163.97 sq m	(1,765 sq ft)				
Second (2)	Office	143.53 sq m	(1,545 sq ft)				
Totals		695.36 sq m	(7,485 sq ft)			£84,365	

(1) Clydesdale Bank was established in Glasgow in 1838 and became a member of National Australia Group in 1987, with over 140 retail branches and a network of business and private banking centres, Clydesdale is one of Scotland's largest banks (Source: www.cbonline.co.uk). As at 30th September 2013, Clydesdale Bank plc reported a pre-tax loss of £33m and a net worth of £2.41bn. (Source: Experian 14/11/2014)

(2) Offices are sublet. Details available on request.

For further details please contact:

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