

- Ground & basement let to H Samuel Limited
- Tenant in occupation since 2005
- Lease recently extended until 2021
- Prominent retail unit on pedestrianised High Street

- Nearby occupiers include Bank of Scotland, Holland & Barrett, Starbucks and Clydesdale Bank
- Opportunity to add value by letting the upper parts



**On behalf of KPMG
as Joint Liquidators**

Miles: 40 miles east of Inverness
65 miles north-west of Aberdeen

Roads: A96
Rail: Elgin Station (50 minutes to Inverness)
Air: Inverness Airport

Elgin is the principal town and administrative centre in Moray. Elgin benefits from a large catchment area and a significant tourist draw due to the many whisky distilleries in and around the town. Baxters Food have their headquarters on the edge of the town and RAF Lossiemouth and Kinloss are also close to the town. The property is situated in a prominent position on the pedestrianised High Street which, along with the St Giles Shopping Centre, forms the main retailing focus of the town. Nearby occupiers include Bank of Scotland, WH Smith, First Choice and Starbucks.

Heritable (the Scottish equivalent of English freehold).

VAT is not applicable to this lot.

This property is being marketed for sale on behalf of Joint Liquidators and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Liquidators to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Liquidators are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

The property comprises a ground floor retail unit with basement storage and ancillary accommodation. The first and second floor offices are self-contained and are accessed from the High Street.

Floor	Use	Floor Areas (Approx)		Tenant	Term.	Rent p.a.x.	Reversion
Ground Basement	Retail Storage /Ancillary	105.63 sq m 11.80 sq m	(1,137 sq ft) (127 sq ft)	H SAMUEL LIMITED (1)	16 years from 28/05/2005 on a full repairing and insuring lease (2)	£17,000	28/05/2021
First Second	Office Office	66.42 sq m 67.63 sq m	(715 sq ft) (728 sq ft)	VACANT			
Totals		251.48 sq m	(2,707 sq ft)			£17,000	

- (1) H Samuel has been trading for over 180 years. The company is part of Signet Jewelers Ltd, the world's largest specialist jeweller trading from over 300 stores throughout the United Kingdom (Source: www.hsamuel.co.uk). For the year ending 31st January 2015, H Samuel Limited reported a turnover of £240,282,000, pre-tax profits of £13,732,000 and a net worth of £107,774,000. (Source: Experian Group 15/09/16).
- (2) The lease provides for an option to determine on 29/05/2019 subject to 6 months' prior written notice.

For further details please contact:
Mhairi Jarvis
 Tel: +44 (0)131 552 5191
 Email: mhairi.jarvis@acuitus.co.uk
Jo Seth-Smith
 Tel: +44 (0)207 034 4854
 Email: jo.seth-smith@acuitus.co.uk
www.acuitus.co.uk

Buyer's Legal Report Service
Dentons UKMEA LLP
 Contact: Greg Rigby.
 Tel: +44 (0)207 320 3968.
 Email: greg.rigby@dentons.com
 See: www.acuitus.co.uk for further details

Seller's Solicitors:
CMS Cameron McKenna LLP
191 West George Street
Glasgow G2 2LD
T +44 141 304 6195
Email: Scott.Allison@cms-cmck.com
Ref: Scott Allison

