lot 122 126/128 High Street Elgin, Moray IV30 1BW

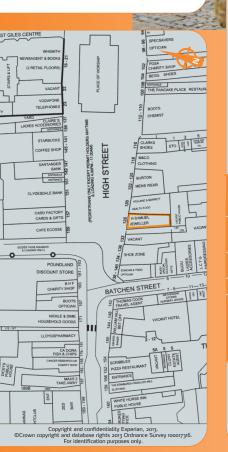
Heritable Retail Investment

Rent £17,000 per annum exclusive

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



ocation Miles: 40 miles east of Inverness 65 miles north-west of Aberdeen Roads: A96

Elgin Station (50 minutes to Inverness) Rail: 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.

Description

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.

Tenancy and accommodation

Heritable (the Scottish equivalent of English freehold).

VAT is not applicable to this lot.

Six Week Completion

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.

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	tals 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.

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