

27 Morriston Road Elgin, Moray IV30 1BW

lot 87

Heritable Convenience Store Investment

- Let to Aberness Limited (t/a Spar Convenience Store) until September 2025 (no breaks)
- Located 1 mile north of Elgin town centre
- Detached unit on Morriston Road (B9012)

Rent
£13,000 per
annum
exclusive



On Behalf of a
Major Fund Manager

Location

Miles: 40 miles east of Inverness
68 miles north-west of Aberdeen
Roads: B9012, A941, A96
Rail: Elgin Station (50 minutes to Inverness)
Air: Inverness Airport

Situation

The property is situated in a predominantly residential area on the northern side of Morriston Road (B9012), approximately 1 mile north of Elgin town centre.

Description

The property comprises a detached retail unit currently trading as a convenience store and post office. There is street parking available directly outside the property.

Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/(Reversion)
Ground	Convenience Store	145.98 sq m	(1,698 sq ft)	ABERNESS LIMITED (1) (t/a SPAR Convenience Store) (2)	25 years from 18/09/2000	£13,000	18/09/2017 (17/09/2025)
Totals		145.98 sq m	(1,698 sq ft)			£13,000	

(1) The property has been sublet and is trading as SPAR.

(2) Started in 1932, SPAR is the world's largest food retail chain with 12,322 stores in 34 countries. In the UK alone, SPAR operate over 2,400 stores with 50,000 staff (Source: www.spar.co.uk 09/11/2016).

For further details please contact:

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