

Lot 67

£75,000 per annum exclusive with 3,430 sq ft to be let

77-83 High Street & 4 Lossie Wynd,
Elgin, Moray IV30 1EA

Heritable Retail Investment



Key Details

- Majority let to Mackays Stores Limited (sublet to Poundworld Retail Limited)
- Comprises three retail units (arranged as two shops) and former antiques centre
- Pedestrianised town centre location close to The St Giles Centre
- Nearby occupiers include Holland & Barrett, Boots the Chemist, Starbucks, WH Smith, Costa, Vodafone and Specsavers

Location

Miles: 40 miles east of Inverness
65 miles north-west of Aberdeen
Roads: A96, A941
Rail: Elgin Railway Station
Air: Inverness Airport

Situation

Elgin is the principal town and administrative centre of Moray, benefiting from a large catchment area and a significant tourist draw due to the popular whisky distilleries located nearby. The property is situated in a prominent corner 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 Holland & Barrett, Boots the Chemist, Starbucks, WH Smith, Costa, Vodafone and Specsavers.

Description

The property comprises three adjoining ground floor retail units arranged as two shops with ancillary accommodation on the first and second floors. Additionally, the property comprises a former ground floor antiques centre fronting Lossie Wynd.

Tenure

Heritable (Scottish Equivalent of English Freehold).

VAT

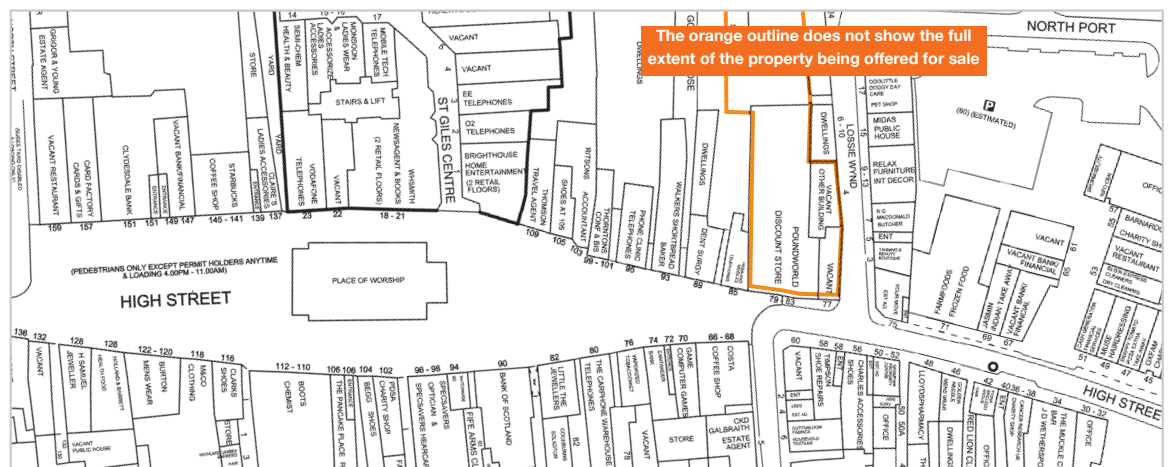
VAT is applicable to this lot.

Six Week Completion

Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
79-83 High Street	Ground First Second	Retail/Ancillary Ancillary	580.35 sq m (6,247 sq ft) 118.73 sq m (1,278 sq ft) Not measured	MACKAYS STORES LIMITED (1) SUBLET TO POUNDWORLD RETAIL LIMITED	Approx 26 1/2 years from 18/03/1994	£75,000	27/08/2020
77 High Street	Ground First	Retail/Ancillary Ancillary	80.08 sq m (862 sq ft) 130.06 sq m (1,400 sq ft)	VACANT			
4 Lossie Wynd	Ground	Former Antiques Centre	108.51 sq m (1,168 sq ft)	VACANT			
Total			1,017.73 sq m (10,955 sq ft)			£75,000	

(1) Mackays was established over 50 years ago and has grown from a family business with 6 stores to almost 300 and employs over 3,900 staff throughout the UK (www.mandco.com).



Copyright and confidentiality Experian, 2013. ©Crown copyright and database rights 2013 Ordnance Survey 100017316. For identification purposes only.

Acutus
Mhairi Jarvis
+44 (0)131 552 5191
mhairi.jarvis@acutus.co.uk

Acutus
Will Moore
+44 (0)20 7034 4858
will.moore@acutus.co.uk

Seller's Solicitors: Lindsays
Derek Nash
+44 (0)131 656 5734
dereknash@lindsays.co.uk