

# Lot 83

£44,750 per annum exclusive

157-159 High Street,  
**Elgin, Moray IV30 1DS**  
 Heritable Retail/Restaurant/Office Investment



## Key Details

- Part let to Sportswift Limited t/a Card Factory until 2023 (subject to option)
- Comprises two ground floor retail units with self-contained office accommodation on the upper floors
- Prominent corner position on pedestrianised High Street
- Nearby occupiers include Holland & Barrett, Boots the Chemist, Starbucks, WH Smith, Vodafone and Specsavers
- Asset Management Opportunities

## On behalf of KPMG as Joint Liquidators

### 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, Vodafone and Specsavers.

### Description

The property comprises a ground floor retail unit and ground floor restaurant with self-contained office accommodation on the first and second floors. No. 159 High Street benefits from a return frontage to North Street.

### Tenure

Heritable (Scottish Equivalent of English Freehold).

### VAT

VAT is not applicable to this lot.

### Six Week Completion

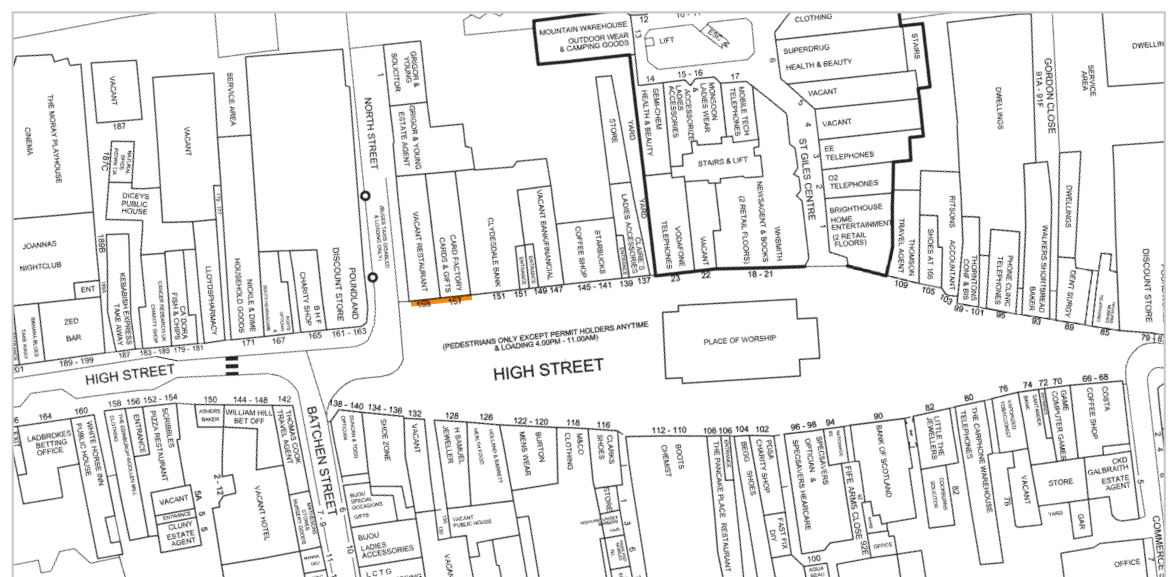
### Note

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.

## Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
157	Ground	Retail/Ancillary	202.30 sq m (2,178 sq ft)	SPORTSWIFT LIMITED (1) t/a Card Factory	10 years from 09/09/2013 (2)	£44,750	08/09/2023
159	Ground	Restaurant/Ancillary	151.00 sq m (1,625 sq ft)	VACANT			
157-159	First Second	Office/Ancillary Office/Ancillary	271.40 sq m (2,921 sq ft) 65.70 sq m (707 sq ft)	VACANT			
<b>Total</b>			<b>690.40 sq m (7,431 sq ft)</b>			<b>£44,750</b>	

- (1) For the year ending 31st January 2016, Sportswift Limited reported a turnover of £362,226,000, pre-tax profits of £92,210,000 and a total net worth of £80,967,000 (Source: Experian Group 27/02/2017).
- (2) The lease is subject to a tenant option to determine on 9th September 2018, subject to six months' prior notice.



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