

132 High Street,  
Elgin, Moray IV30 1BW  
Heritable Retail Opportunity

Lot 90

Vacant



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground	Retail/Ancillary	114.80 sq m	(1,236 sq ft)	Vacant
Basement	Ancillary	84.68 sq m	(912 sq ft)	
First	Ancillary	97.25 sq m	(1,047 sq ft)	
Second	Ancillary	112.34 sq m	(1,209 sq ft)	
Total		409.07 sq m	(4,404 sq ft)	

Key Details

- Prominent retail unit 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 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 ground floor retail accommodation with ancillary accommodation in the basement, first and second floors.

Tenure

Heritable (Scottish equivalent of English freehold).

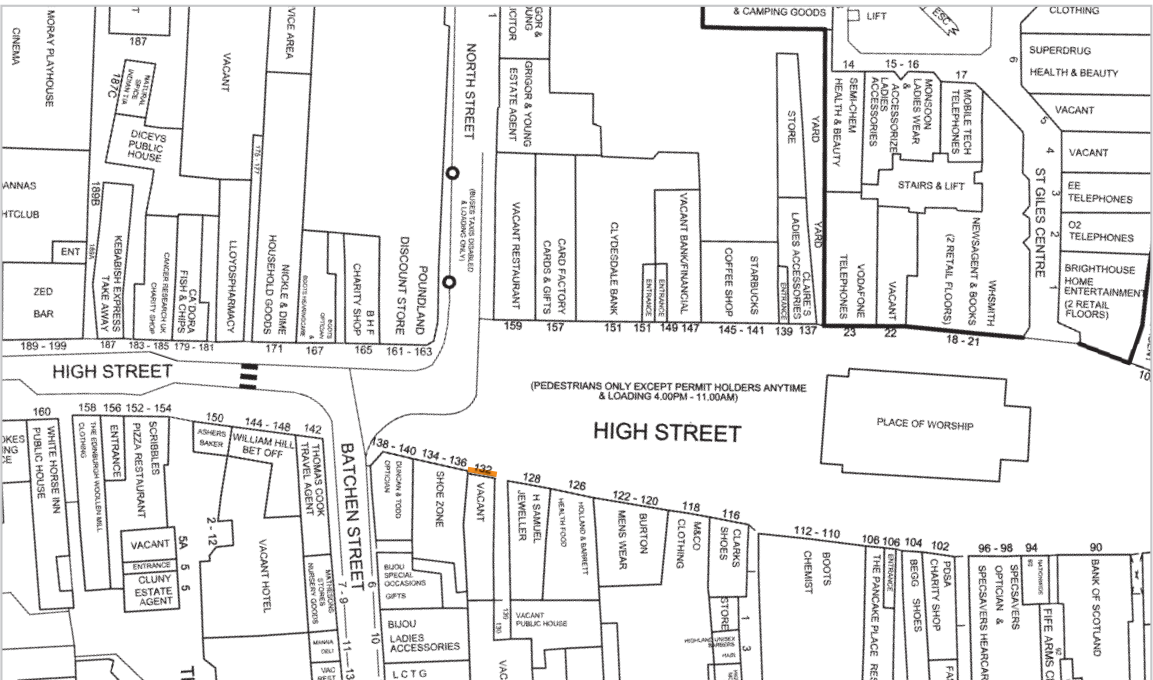
VAT

VAT is not applicable to this lot.

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.

Six Week Completion



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