

TO LET / MAY SELL

RETAIL

Large Ground Floor Unit
Adjacent to TK Maxx
within wider Retail Complex

Prominent Return Frontage

Excellent Trading Location within
Elgin Town Centre

Multi-Storey Car Park Above

Extends to 723 m² (7,781 ft²)

May Suit Various Uses, STP

Rent: Offers over £45,000 pa

Sale Price on Application

Immediate Entry Available



WHAT 3 WORDS

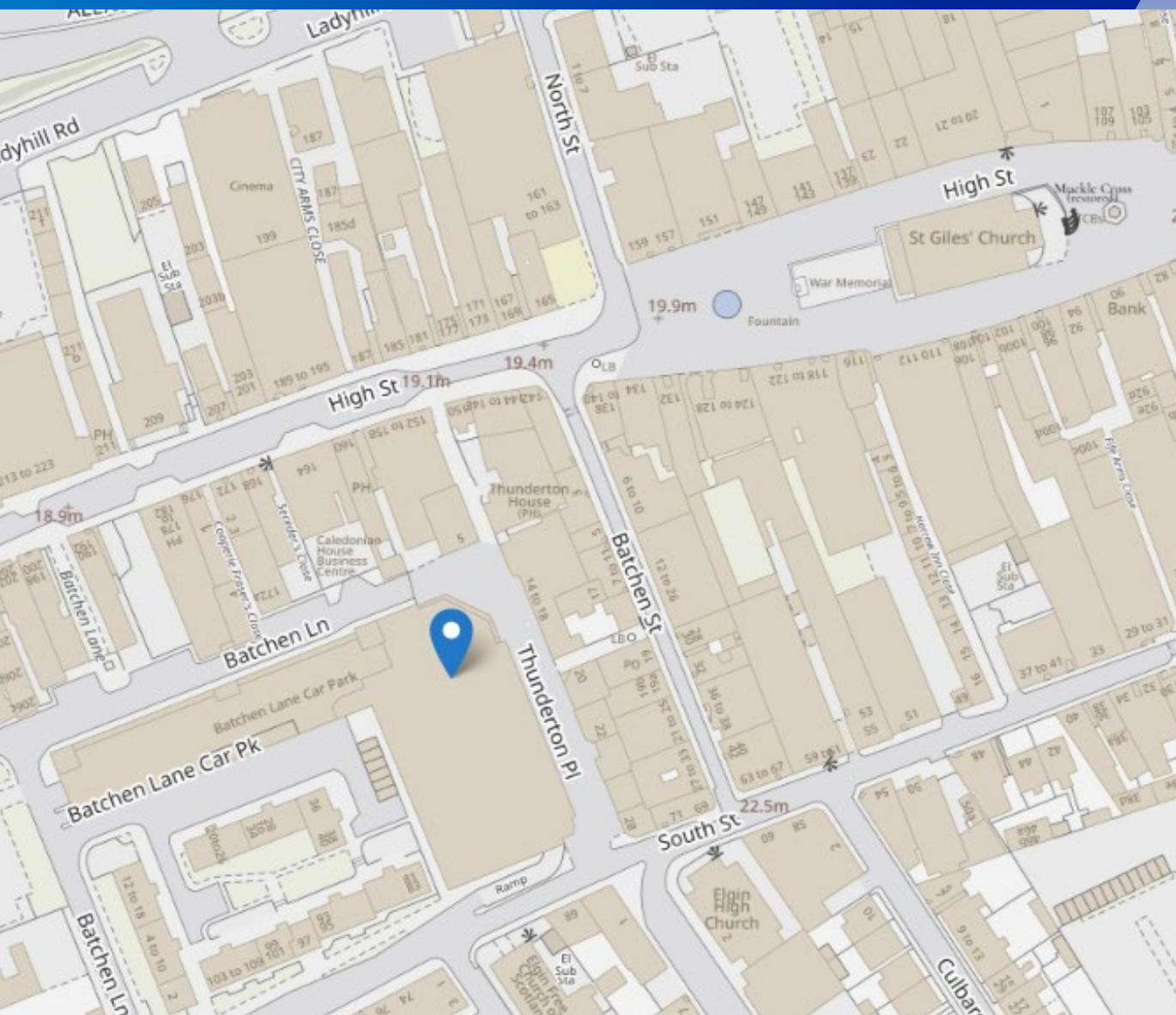


VIDEO TOUR

2 THUNDERTON PLACE, ELGIN, IV30 1LY

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LOCATION

Elgin is situated approximately 66 miles northwest of Aberdeen and 39 miles southeast of Inverness. Within the Moray Council area, Elgin is the main administrative, business and service centre with Forbes, Buckie, Lossiemouth and Keith being classified as secondary settlements. The town is accessed by the A96 trunk road which runs between Aberdeen and Inverness. There is also a railway line between those two cities. Elgin has a population of approximately 23,128 (2011 Census) and is the regional town for Moray, with a primary catchment of approximately 90,000 within a 10-mile radius.

As the administrative centre of Moray, Elgin houses the HQ offices of Moray Council. Elgin is also the regional retailing centre and an important centre for education, tourism, agricultural industries, the general service sector, healthcare, food & drink and the textile and distilling industries.

The town lies in the heart of the world famous Speyside Whisky country and together with ready access to the Cairngorm National Park and the Malt Whisky Trail this ensures Elgin is a popular tourist destination.

RAF Lossiemouth, one of the RAF's largest bases, is also located nearby and contributes significantly to the local economy. It is Scotland's only operational RAF base which has recently benefitted from £400m of investment. The MoD is a major employer and spends more than £2bn a year in Scotland. The RAF Kinloss barracks is also located approximately 11 miles from Elgin.

The subjects occupy a prime trading location on Thunderton Place accessed directly via a pedestrianised lane from Elgin High Street which is the town's principal shopping and footfall thoroughfare. TK Maxx occupies the adjoining unit and there is a good blend of both local and national operators nearby including Ladbrokes, Cancer Research, Poundland and British Heart Foundation.

There is a Multi-Storey Car Park positioned above the property.

**PROMINENT RETAIL UNIT
ELGIN TOWN CENTRE**



FIND ON GOOGLE MAPS



DESCRIPTION

The property comprises the ground floor of a larger development with TK Maxx located directly adjacent. There is a Multi-Storey Car Park above the property which has direct lift access to the communal area at ground floor level.

The property benefits from a large shared glazed entrance area and extensive return frontage on to Thunderton Place. The accommodation currently comprises a large open plan sales area with an office and disabled toilet off. At the rear there is a store plus staff kitchen and toilet facilities.

There is also a generous loading area to the rear of the complex with access taken from Thunderton Place and Batchen Lane which links into the subject property.

FLOOR AREAS

The property extends to the undernoted floor areas:-

Floor	(m ²)	(ft ²)
Ground Floor	723	7,781
TOTAL	723	7,781

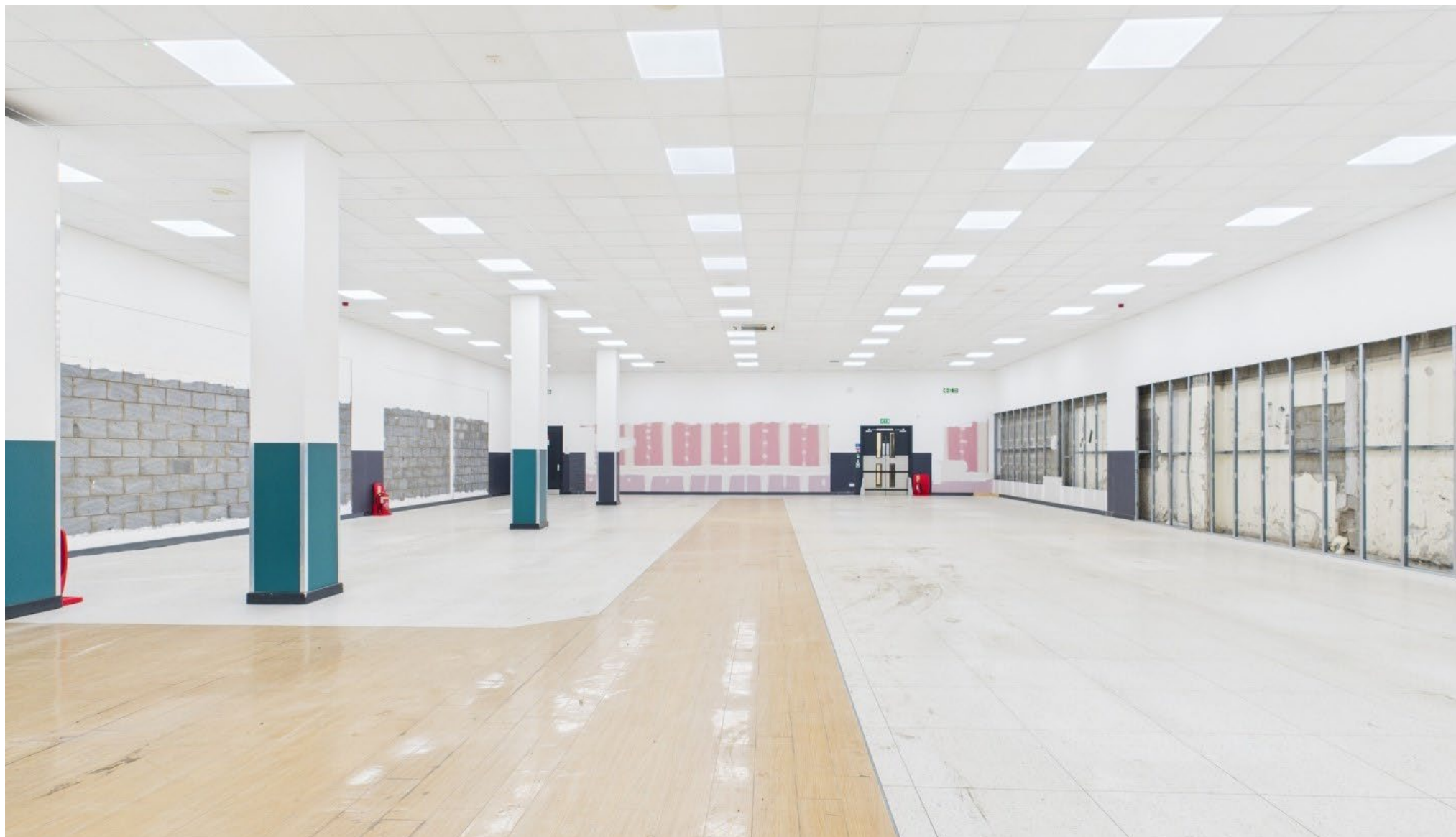
PLANNING

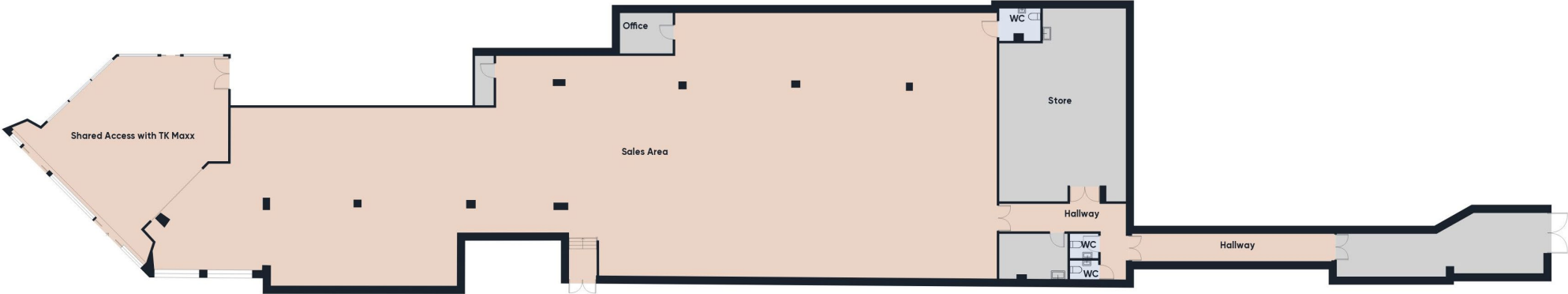
The property has Class 1A (Shops, Financial, Professional and Other Services) planning use consent in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

Other uses may be permissible subject to securing the appropriate planning use consent. Please discuss any proposals with the marketing agents.

RATEABLE VALUE

The property is currently listed on the Scottish Assessor's portal with a NAV/RV of: £50,000.







EPC

Details area available on request.

SERVICE CHARGE

There will be a service charge in relation to the maintenance of the common parts of the development. Details area available on request.

LEASE TERMS

The property is available "To Let" on Full Repairing and Insuring lease terms for a period to be agreed. We are seeking rental offers over £45,000 per annum, exclusive of VAT.

SALE TERMS

Our client may consider a sale of their Heritable Interest (Scottish Equivalent of English Freehold) in the property. Sale Price on application.

ENTRY

The property is currently vacant and is available for immediate occupation, subject to conclusion of Missives.

VAT

The property is elected for the purposes of VAT. VAT will apply to any transaction.

LEGAL COSTS

Each Party will be responsible for their own legal costs incurred in any transaction.

The ingoing tenant or purchaser will be responsible for LBTT, Registration Dues and VAT thereon.



Get in Touch

For further information or viewing arrangements please contact the sole agents:



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Stuart Main

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Shepherd Chartered Surveyors

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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