



Moray Council Housing & Property Services

Council Offices
High Street
Elgin
IV30 1BX

FOR SALE OR LEASE

FORMER OFFICES 30-32 HIGH STREET, ELGIN, IV30 1BU



This 3 storey traditional sandstone and slate roofed property, with attic rooms and basement has a floor area measuring approximately 420m² and is situated on a prominent site at the east end of Elgin High Street.

It is considered potentially suitable for use as offices, retail or conversion to residential use.

Any party wishing to submit an offer should first note their interest. Full instructions on submitting an offer will subsequently be issued only to parties who have noted interest.

Description

A traditional sandstone property with pitched slate roof and pvc rainwater goods, formerly used as offices, with kitchen, toilets and basement storage.

Mixture of timber and upvc double glazed windows.

Electric wall mounted heaters, fluorescent tube lighting, with integral fire alarm/emergency lighting system. Floor coverings are a mix of carpet, carpet tiles, linoleum and laminate.

Several original features remain included ornate cornicing, skirting boards and timber stair balustrades and banister.

A location plan can be accessed via this [link](#)

Accommodation:

(Click on links below to see all floor plans and measurements)

Ground Floor – offices, toilets, storage and kitchen. [Link](#) to floor plan

1st Floor – offices, and kitchen. [Link](#) to floor plan

2nd Floor – offices and toilet [Link](#) to floor plan

Attic – offices and storage [Link](#) to floor plan

Basement - storage [Link](#) to floor plan

Services

The property is served by mains electricity, water and sewerage. Purchasers are required to satisfy themselves as to the condition and suitability of the property and all services.

Energy Performance Certificate

An Energy Performance Certificate (EPC) has been obtained for the premises which gives the property as a “F” rating as at July 2022. A copy of the Certificate and the Recommendation Report are available upon request.

Planning

The property was formerly used as offices and as a drop in Covid vaccination facility on the ground floor. It is located within Elgin Town Centre and is considered to have potential for use as offices, retail or conversion to residential. Any proposal to use the property for an alternative to office use would require consent for change of use in terms of Planning and Building Control legislation, which the applicant must obtain themselves.

It should be noted that the above advice is purely for guidance and is entirely without prejudice to the consideration of any formal applications for Planning Consent, or Building Warrant by the Moray Council.

For further advice on Planning issues please visit the Council's website via this link http://www.moray.gov.uk/moray_standard/page_41669.html or contact the Duty Officer, Development Control Section, Tel No 0300 1234561 between 2pm and 4pm Mon – Fri.

Buildings Standards

For advice on Building Standards issues please contact the Duty Officer, Building Control Section, Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Tel No 0300 1234561 between 2pm and 4pm Mon – Fri.

Rateable Value

This property has a current Rateable Value of £18,750.

For further information contact Moray Council's Non-Domestic Rates Team on (01343) 563456 or alternatively e-mail them on ndr-eng@moray.gov.uk

Title

The Council's Title to the property can be viewed by arrangement by contacting Alison Scullion, Solicitor (Property and Contracts) Moray Council, Council Offices, High Street, Elgin. IV30 1BX. Tel. No. 07929784997 Email: alison.scullion@moray.gov.uk

Further Details/Viewing

For further details or to arrange a viewing please complete the following [form](#), and, Sonya Anderson, the Estates Surveyor managing this property, will be in contact shortly.

Alternatively, you may call Sonya on 07779 999 233 Email: sonya.anderson@moray.gov.uk

Offers

Purchase - Reasonable offers are sought for purchase of the property.

Each party would be responsible for its own legal and professional fees and expenses. The purchaser would be responsible for any Stamp Duty Land Tax.

Lease – £11,500 per annum, exclusive of VAT if applicable, on the following main terms:

Lease period - from three years to 25 years.

Rent - will be reviewed on a 3-year cycle.

Repairs/Maintenance – the Tenant to accept the property in its current condition and will maintain it in that condition.

Buildings Insurance - The Council will arrange insurance for the property and recover the cost of that insurance from the tenant.

Fees - The Council's reasonable legal expenses in any lease will be recovered from the tenant.

Stamp Duty Land Tax – tenant's responsibility.

All parties interested in submitting an offer should note their interest in writing to the Asset Manager (Commercial Buildings), Moray Council, Council Offices, High Street, Elgin, IV30 1BX or email estates@moray.gov.uk.

It should be noted that the Council is not obliged to accept the highest offer or any offer.

Data Protection

Here is a link to the Council's Privacy Notice setting out the Council's approach to the use of personal data in the Sales process – [link](#)

Disclaimer

This information does not constitute a representation, warranty or offer and will not form part of any contract which may ensue. The information provided here is purely intended to give a fair and reasonable description of the subjects and prospective purchasers must satisfy themselves with regards to the accuracy of any statements contained in the above particulars.



REAR VIEW OF 30-32 HIGH STREET