



Moray Council Housing & Property Services

Council Offices
High Street
Elgin
IV30 1BX

FOR SALE OR LEASE

OFFICES

21-23A HIGH STREET, ELGIN, IV30 1EE



Closing date set for 12 noon on Monday 24th February 2025

This is a mid-terraced, Grade B Listed, 3 storey traditional property with attic space situated in a prominent location at the east end of Elgin High Street in the town centre. N.B. Where the property is being considered for purchase, it will be sold as one Lot only.

Potential uses; offices, retail or conversion to residential.

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

This is a traditional sandstone property with pitched slate roof, cast iron rainwater goods and timber single glazing. The floor construction is of concrete and suspended timber. There is electric heating, fluorescent tube lighting with an integral fire alarm/emergency lighting system. The floor finishes are mainly vinyl with some carpet coverings. Original features include the staircase, balustrade and some corning.

The building is currently used for offices. There is historical evidence of dropped upper floors. In June 2015 a Structural Engineer's Report investigating floor loadings was undertaken, advising it being considered adequate for office use. The Structural Engineer's Report can be viewed by arrangement by contacting the Estates Team.

Accommodation:

A location plan can be accessed [here](#).

Ground Floor – reception, office, toilets, photocopier room and kitchen. 29m² [Link](#) to floor plan.

1st Floor – open plan office and kitchen/treatment room. 48m² [Link](#) to floor plan

2nd Floor – open plan office and meeting room. 49m² [Link](#) to floor plan

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

The premises are calculated in accordance with the R.I.C.S. Property Measurement (2nd Edition) IPMS3 Offices.

Limited Use Areas 24m²

Net Internal area (NIA) 145m²

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 in May 2015 was rated "D". A copy of the Certificate and Report of Recommendations are available upon request.

Planning

The property is currently being used for office accommodation and in addition to this is considered to have potential for use as retail or conversion to residential. Any proposal for an alternative property use would require change of use consent in terms of Planning and Building Standards legislation. Such consents must be obtained by the Applicant itself.

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 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 £16,250.

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 Georgina Anderson, Principal Solicitor (Property and Contracts) Moray Council, Council Offices, High Street, Elgin. IV30 1BX. Tel. No. 07929 785 000
Email: Georgina.Anderson@moray.gov.uk

Further Details/Viewing

For further details or to arrange a viewing please complete the following [form](#). Sonya Anderson, the Graduates Estate Surveyor managing this property, will be in contact shortly. Alternatively, she can be contacted on 07779 999 233 or email: sonya.anderson@moray.gov.uk.

Submitting an Offer

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 You will then be provided with details of the procedure and instructions for the submission of offers, together with an official tender label.

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

Closing date

A closing date has been set for 12 noon on Monday 24th February 2025.

Offers to Purchase - **Offers over £85,000** are invited to purchase the property as one lot. Each party would be responsible for its own legal and professional fees and expenses. The purchaser would be responsible for any Land and Buildings Transaction Tax (LBTT).

Offers to Lease and Terms of Lease – **Offers over £12,700 per annum** are invited, on the following main terms:

- Lease period - from three years to 25 years on a Full Repairing & Insurance basis.
- Rent - will be reviewed on a 3-year cycle.
- Repairs/Maintenance – the Tenant to accept the property in its current condition and would maintain it in that condition.
- Buildings Insurance - The Council would arrange insurance for the duration of the property lease and recover the cost of that insurance from the tenant.
- Fees - The Council's reasonable legal expenses in any lease would be recovered from the Tenant.
- Land and Buildings Land Tax (LBTT) – Tenant's responsibility.

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. Prospective purchasers and tenants must satisfy themselves with regards to the accuracy of any statements and floor areas contained in the above particulars.