



Moray Council
Property, Estates and Assets
Moray Council Offices
High Street, Elgin
IV30 1BX

FOR SALE

239 HIGH STREET, ELGIN



Offers over £90,000

Description

This 3 storey traditional stone and slate tenement has a total net internal floor area of 179m² and is situated on a prominent corner site at West end of Elgin High Street.

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.

Further Description

This 3 storey traditional stone and slate tenement property is currently laid out for use as a restaurant with flat above. The property has traditional timber single glazed windows, a gas boiler wet radiator central heating system throughout, and comes with fixtures and fittings for use as a restaurant.

Accommodation

(Click on links below to see all floor plans)

Ground Floor

Front Shop	47.3m ²
Disabled WC	3.6m ²

1st Floor

Kitchen/Pantry	25.5m ²
Store Room	17m ²
Lounge	10.4m ²
Toilet	3.6m ²

2nd Floor

Bedroom 1	13.8m ²
Bedroom 2	13.4m ²
Bedroom 3	13.2m ²
Bathroom	9.5m ²

Services

The property is served by mains electricity, water, sewerage and gas. The premises are heated using a gas boiler wet radiator heating system. Purchasers are required to satisfy themselves as to the condition and suitability of the central heating system and all services.

Energy Performance Certificate

An Energy Performance Certificate (EPC) has been obtained for the premises and a copy of the Certificate and Report of Recommendations will be available upon request.

Planning and Building Standards

The current use of the property is mixed restaurant (Class 3) with residential use. Planning Permission would not therefore be necessary for similar uses. Any proposal to use the property for other purposes would require consent for change of use in terms of Planning and Building Control legislation, which the applicant must obtain themselves. Similarly, any proposal to alter or extend the existing buildings or develop the adjoining site shall require Planning Consent and Building Warrant which the purchaser must obtain.

The buildings are Listed Category C(s) and accordingly any alterations to the buildings would require Listed Buildings Consent.

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, Listed Buildings Consent or Building Warrant by the Moray Council.

Further advice on Planning issues is available via this link http://www.moray.gov.uk/moray_standard/page_41734.html You can also contact the Council's Planning Service at Development Management, Economic Growth and Development, Moray Council, PO Box 6760, IV30 9BX. Tel: 0300 1234561 Email: development.control@moray.gov.uk Planning Officers are available between 2pm and 4pm Monday – Friday via telephone number 0300 1234561.

Further advice on Building Standards issues is available via this link http://www.moray.gov.uk/moray_standard/page_79069.html You can also contact the Council's Building Standards Service - Email: buildingstandards@moray.gov.uk Tel: 0300 1234561. Building Standards Officers are available between 2pm and 4pm Monday – Friday via telephone number 0300 1234561.

Title

The Council's title to the property can be viewed by prior arrangement by emailing estate@moray.gov.uk

Further Details/Viewing

For further details or to arrange a viewing please complete the following [form](#), and Cameron MacKay, the Estates Surveyor managing this property, will be in contact shortly. Alternatively you may call him on 07854 685809 or email Cameron.MacKay@moray.gov.uk

Offers

Offers in excess of **£90,000** are invited to purchase the property. Each party will be responsible for its own legal and professional fees and expenses. The purchase would be responsible for any Stamp Duty Land tax.

Notes of Interest

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 by e-mail estates@moray.gov.uk

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

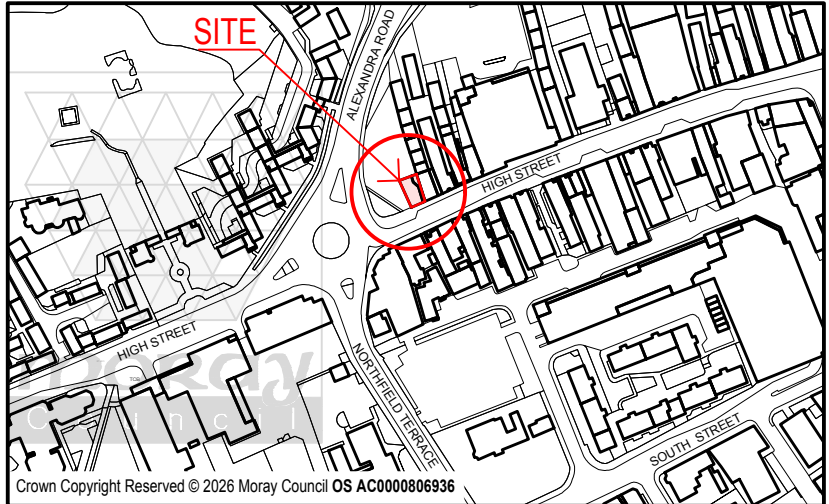
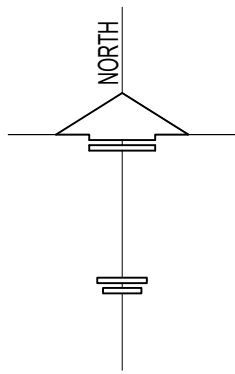
Data Protection

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

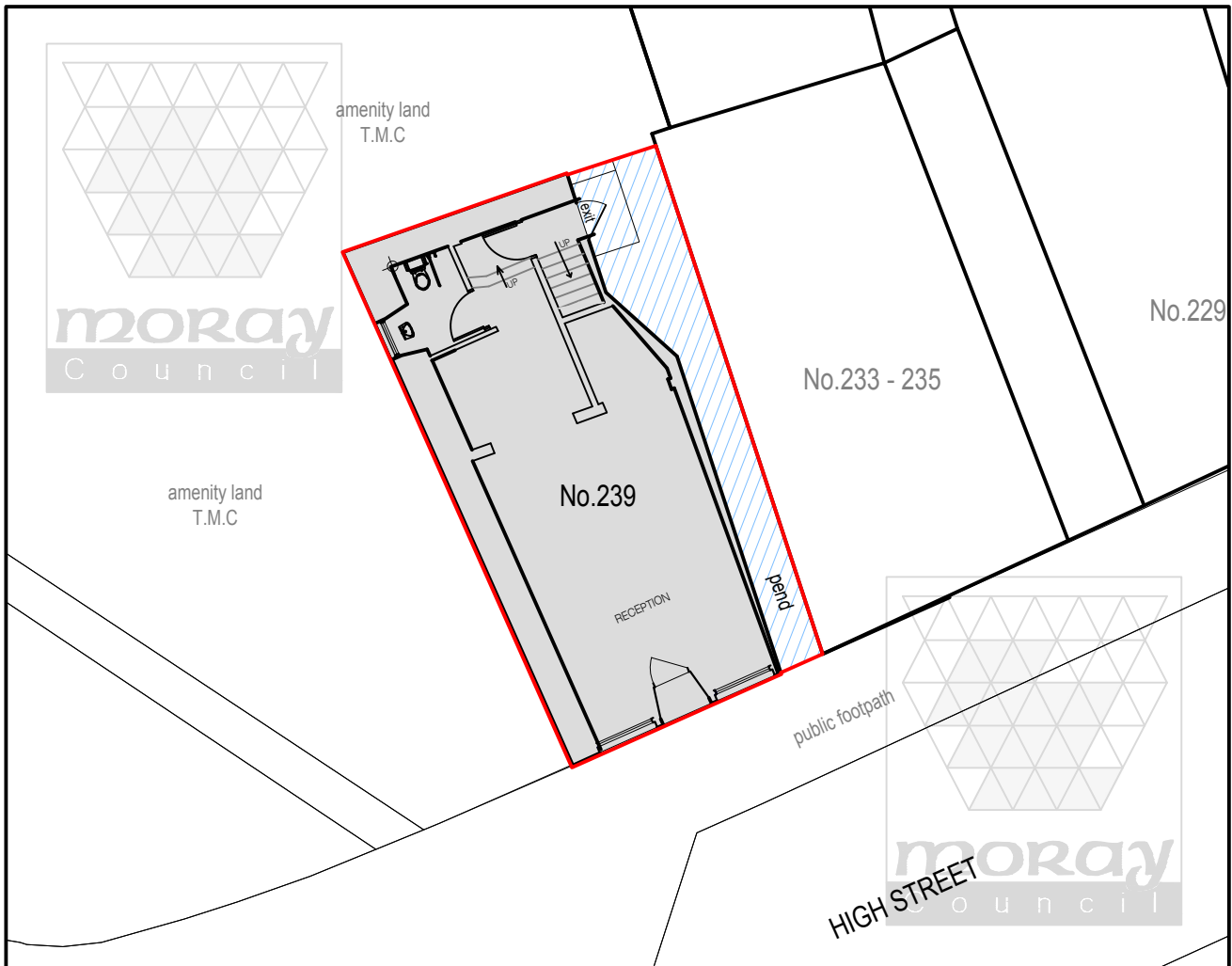
Disclaimer

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.

PROHIBITED FOR USE WITH PLANNING APPLICATIONS.



LOCATION PLAN



Property For Sale

239 High Street,
Elgin

Property, Estates and Assets
Housing, Property & Communities

Contains OS data © Crown copyright [and database right] 2026 OS AC0000806936
Moray Council.

PROHIBITED FOR USE OF PLANNING APPLICATIONS.

Moray Council
Council Office, High Street, Elgin IV30 1BX
Telephone: 0300 1234566