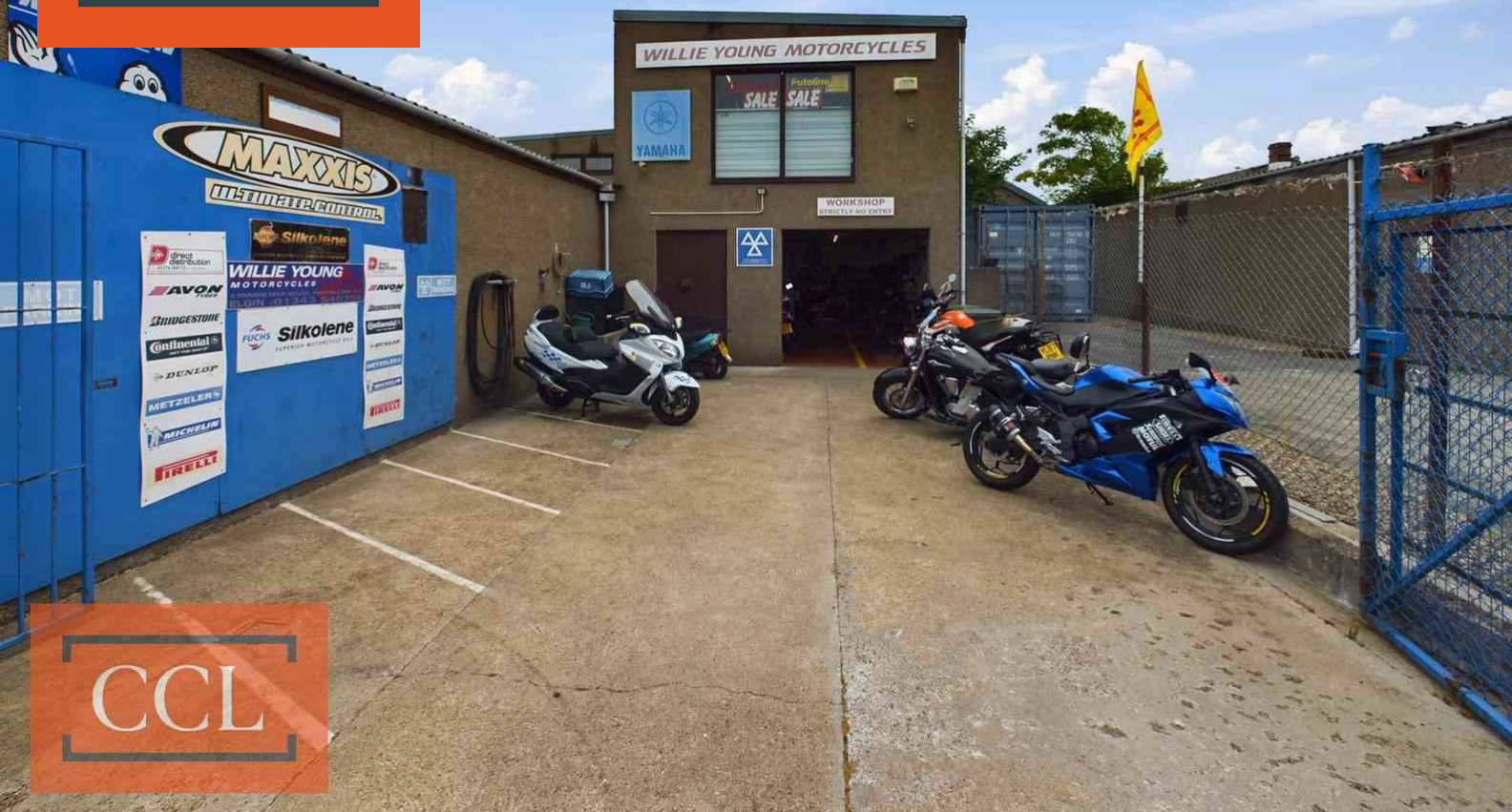


# CCL



# CCL

This versatile commercial property, accessible from both Parade Spur North and South, offers 179 square meters of well-maintained space. The North entrance leads to a 62 square meter showroom and a 52 square meter retail area, complete with an office, service counter, and storage. The South entrance provides access to a secure compound with a 65 square meter workshop, equipped for motorcycle servicing and MOT testing, alongside an additional workshop/retail space currently used as a motorbike showroom. Internal stairs connect the ground floor to the lower ground floor, enhancing the property's functionality. The building's strategic location, ample parking, and excellent condition make it suitable for various commercial activities, including retail, workshops, and professional services. This property presents a unique opportunity for businesses seeking a flexible and well-appointed commercial space in a prime area.



- Freehold
- Vehicle workshop
- Retail space
- Secure compound
- Accommodation c. 320m2
- Show room
- Flexible layout

# CCL

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# 4 Parade Spur South | Elgin | Moray |

IV30 6AJ

£200,000 Freehold

## Situation

Elgin, a historic market town in Moray Scotland, serves as the administrative and commercial centre for the region. Located approximately 65 miles from Aberdeen and 35 miles from Inverness, Elgin boasts a rich heritage dating back to the 12th century. The town is renowned for its diverse economy, which includes tourism, food processing, hospitality and retail sectors.

The town's proximity to major cities like Aberdeen and Inverness, combined with its own vibrant commercial centre, provides businesses with access to a wide customer base and potential partnerships. With its blend of urban amenities and rural charm, Elgin offers a unique setting that can appeal to both employees and customers, making it a remarkable place to live, work, and explore. Elgin stands out as a dynamic hub for innovation and commerce, providing a thriving ecosystem for businesses to flourish.

## The Business

The premises are flexible and allow for an expansion of the business. It benefits greatly from its position close to the centre of Elgin with ample parking close by. This property is extremely versatile and would be great opportunity for a business to operate in.

## Property

This prime commercial property offers a versatile and well-maintained space, perfect for a variety of business needs. With dual access from Parade Spur North and Parade Spur South, it provides excellent connectivity and convenience.

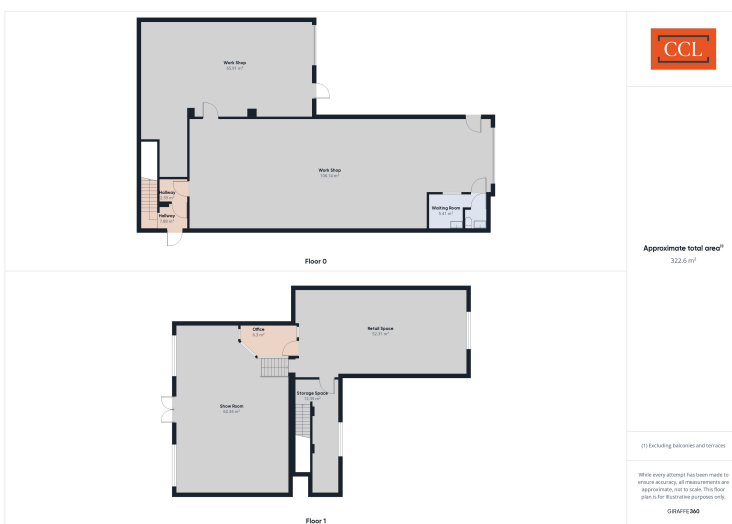
From Parade Spur North, you enter a spacious 62 square meter showroom through double doors from a small car park. This area is well-lit and ideal for retail displays. Steps lead to the main retail area, a 52 square meter space that is both light and spacious, perfect for customer interactions. This section also includes a dedicated office, service counter, and storage area. Internal stairs connect the ground floor to the lower ground floor, enhancing the flow and usability of the space.

From Parade Spur South, there is access to a secure compound and a 65 square meter workshop, currently equipped for a motorcycle workshop and MOT station. Adjacent to this is another workshop or retail area, presently used as a motorbike showroom. The lower ground floor and ground floor are seamlessly connected via internal stairs, ensuring easy movement throughout the property.

This property is strategically located, offering ample parking facilities and is in excellent condition, ensuring minimal initial setup for new tenants. It is suitable for a range of commercial activities, including retail, workshops, and professional services. Contact us today to schedule a viewing and explore the potential this property holds for your business.

## External

To the front and rear of the property there is parking available. There is a secure compound at the rear of the property.



## CCL Property

62 High Street, Elgin, Moray, IV30 1BU

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.