



CCL



CCL are delighted to bring to market for sale a substantial property on the High Street in Elgin. An end terrace building that incorporates 77, 79 - 83 High Street and 4 an 5 Lossie Wynd. The accommodation is spread over 3 floors.

77 Hight Street is let with an annual rent of £12,000.

4 & 5 Lossie Wynd have planning permission for conversion to Residential Apartments.



T: 01343 610520



CCL

www.cclproperty.com

79-83 High Street | Elgin | Moray | IV30 1EA

Offers Over £550,000

The subjects are situated on the High Street adjacent to in the main pedestrian area in the centre of Elgin surrounded by a range of well know high street brands. Elgin city centre contains a good mix of mainly ground floor retail usage with residential or commercial usage on the upper floors. A range of high street shops, small retailers, cafes, restaurants and leisure facilities are on offer in the vicinity. The property is also in close proximity to the new Moray Council HQ buildings. Much has been done in recent years to regenerate the town while the High Street retains many of its original buildings and cobbled streets. The property is also located within a Conservation Area.

The property comprises three adjoining ground floor retail units arranged as two shops with ancillary accommodation on the first and second floors. Additionally, the property comprises a former ground floor antiques centre fronting Lossie Wynd.

The property is in a satisfactory condition throughout although some areas will need to be modernised and upgraded to suit the needs of new occupants.

Elgin is a lively and charming market town and is the administrative and commercial capital of Moray with a population of around 21,000. It is situated approx. 36miles east of Inverness and 64miles west of Aberdeen with good transport links via the A96 trunk route and rail links to Inverness and Aberdeen and their respective airports. Elgin is also home to Moray College UHI which provides a range of courses for around 10,000 students.

The property comprises three adjoining ground floor retail units arranged as two shops with ancillary accommodation on the first and second floors. Additionally, the property comprises a former ground floor antiques centre fronting Lossie Wynd.

Planning permission has been obtained to convert the upper floor of 4 & 5 Lossie Wynd to residential accommodation.

77 High Street has been let to a nail salon with annual rent of £12,000p.a.

77, 79 - 83 High Street open directly to the High Street while 4 and 5 Lossie Wynd open directly onto Lossie Wynd. There is access to the rear of 79 - 83.



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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			