



12 Batchen Street

Elgin, IV30 1BH

Offer in Region of £250,000

ccl
PROPERTY



Batchen Street

Elgin, IV30 1BH

The subjects are situated on the bustling Batchen Street, where the pedestrianisation is due to be restored in the centre of Elgin. The surrounding area contains mainly ground floor retail shops occupied by high quality and truly unique, independent traders 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. 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

It is a traditional ground floor retail unit that has been tastefully refurbished to form a contemporary hair salon and is located within a mid-terraced building and has a rear single-story projection. Entrance is via the main door from Batchen Street into the lower salon area. The front of the shop benefits from large full-length windows that allow natural light to flood in. There is a ramp up to the rear area which in turn provides access to the cloak room, toilets, and staff room. The total area is 99 sq m. There is a fire escape at the rear of the property.

In total there are 13 hair stations and 4 hair wash stations and 2 seated waiting area

The property has mains gas, electricity, water, and drainage.

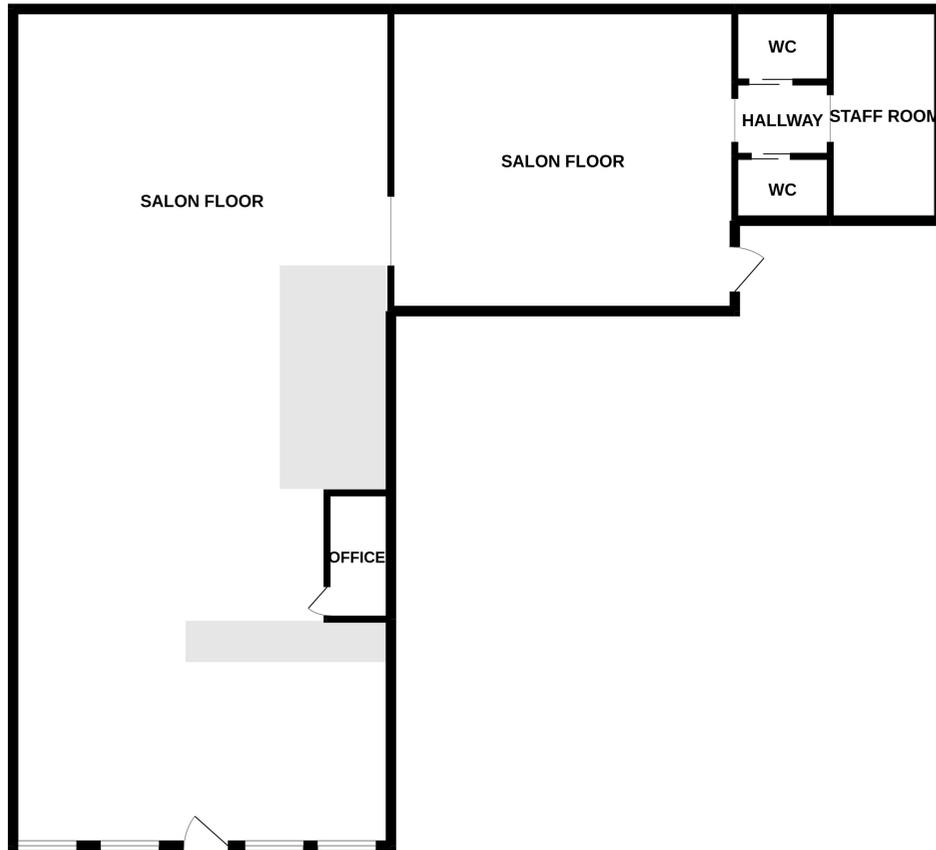
The property is held on the Scottish equivalent of a freehold.



Situation

Just a short walk from Elgin's main high street and all local amenities on offer such as doctors, dentists, sporting facilities, post office and schools, with many in proximity of the property. Elgin itself is a lively and charming town housing around 24,000 people. Within the centre it has a variety of shops on offer to suit all needs. For those seeking further education, Elgin is also home to Moray Collage UHI which provides a range of courses for around 10,000 pupils. Elgin has a high level of tourists all year round looking to experience the local distilleries, castles, and world class golf courses. Connecting with bigger cities is made easy with transport links; the bus station and train station enabling easy access to Inverness and Aberdeen. The larger cities of Inverness and Aberdeen are within easy driving distance, being 38 miles and 64 miles respectively, both of which have airports and regular daily scheduled flights.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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