



102 -104 South Street | Elgin | IV30 1JB

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# 102 -104 South Street, Elgin, IV30 1JB

- Mixed Commercial and Residential
- 2 commercial units
- Excellent location
- Private courtyard
- Detached garage with development potential
- 3 bedroom apartment

## Summary

Located in central Elgin, 102 South Street is a traditional stone-built detached house with spacious rooms and an enclosed garden. It offers easy access to shops, cafes, and leisure facilities. The property includes two ground floor commercial units and a large residential dwelling on the first and second floors, with reception rooms, bedrooms, bathrooms, a courtyard, sunroom, and a detached garage with development potential. The commercial units feature retail/office spaces and a former café/bistro. This versatile property provides excellent commercial and residential opportunities.

## Situation

Situated in the heart of Elgin, 102 South Street is a traditional stone-built detached house with generous room sizes and a wrap-around enclosed garden. This central location offers easy access to local amenities, making it ideal for families and professionals. Nearby, residents can find high-street shops, cafes, and the St Giles Shopping Centre. Leisure options include the Moray Playhouse Cinema, Elgin Library, and Cooper Park. Fitness facilities are available at the Moray Leisure Centre and Anytime Fitness. Educational institutions such as Bishopmill Primary School, Elgin Academy, and Moray College UHI are within reach. Medical services are provided by Elgin Health Centre and Dr Gray's Hospital, with several dental practices and pharmacies nearby. Elgin is a hub for industries like food and drink, retail, and tourism, with ongoing regeneration projects. Elgin Railway Station offers regular services to Aberdeen and Inverness, and Inverness Airport is about 50 miles away. The property combines traditional architecture with modern living in a vibrant, well-connected community.





## The Business

104 South Street: This commercial unit has a proven track record, having previously operated as a highly successful takeaway, café, and licensed bistro. The space is well-configured, featuring a 20-cover dining area and an open-style cooking area equipped with a commercial large extractor fan. The ample servery area enhances operational efficiency. Located in a prime spot with significant foot traffic, it is in close proximity to the town centre and Doctor Gray's Hospital. Situated on the edge of one of the main roundabouts leading to Elgin on the A96, this property is ideal for an owner-operator or as an investment opportunity.

1 Pluscarden Road: This unit has a versatile history, having operated as a long-established newsagent before being converted into commercial office space. The flexible accommodation is suitable for a variety of uses, making it an attractive option for different business types. Its adaptability makes it ideal for an owner-operator or as an investment opportunity.



## Property

This substantial mixed-use property comprises two ground floor commercial units and a spacious residential dwelling spanning the first and second floors. The building offers excellent versatility with separate retail/office spaces and a well-configured residential area with multiple reception rooms, bedrooms, and bathrooms. Additional features include a private courtyard, sunroom, and a detached garage with potential for development (subject to planning permission).

The commercial units include 1 Pluscarden Road, which features a retail/office space with a large frontage onto Pluscarden Road, a rear kitchen/staff area, a store/work area with a WC, and private side and rear access. The second commercial unit, located at 104 South Street, previously operated as a café and bistro. This space can accommodate approximately 20 covers and includes dual aspect windows, an open-plan cooking area, a rear kitchen, a food prep area, a dishwasher area, ample storage, and a WC. There is also access to the rear courtyard and the side of the building.

The residential accommodation on the first floor includes a spacious lounge with recessed shelving, large windows, and a feature fire. The well-appointed kitchen is fitted with a dishwasher, oven, ample storage space, and room for a well-sized dining table. The double bedroom offers ample storage space, recessed shelving, and carpeted flooring. The bright bathroom features an overhead shower, a wash hand basin, a ladder radiator, a mirrored bathroom cabinet, and a WC.



On the second floor, one bedroom has been made into a cosy lounge that includes built-in storage cupboards / wardrobes, while the double bedroom is fitted with a wash hand basin, carpeted flooring, and plenty of storage space. The dining kitchenette has the potential to be made into a fully functioning kitchen and includes space for dining. The bathroom on this floor features an overhead shower, a mirror above the wash hand basin, and a ladder radiator.

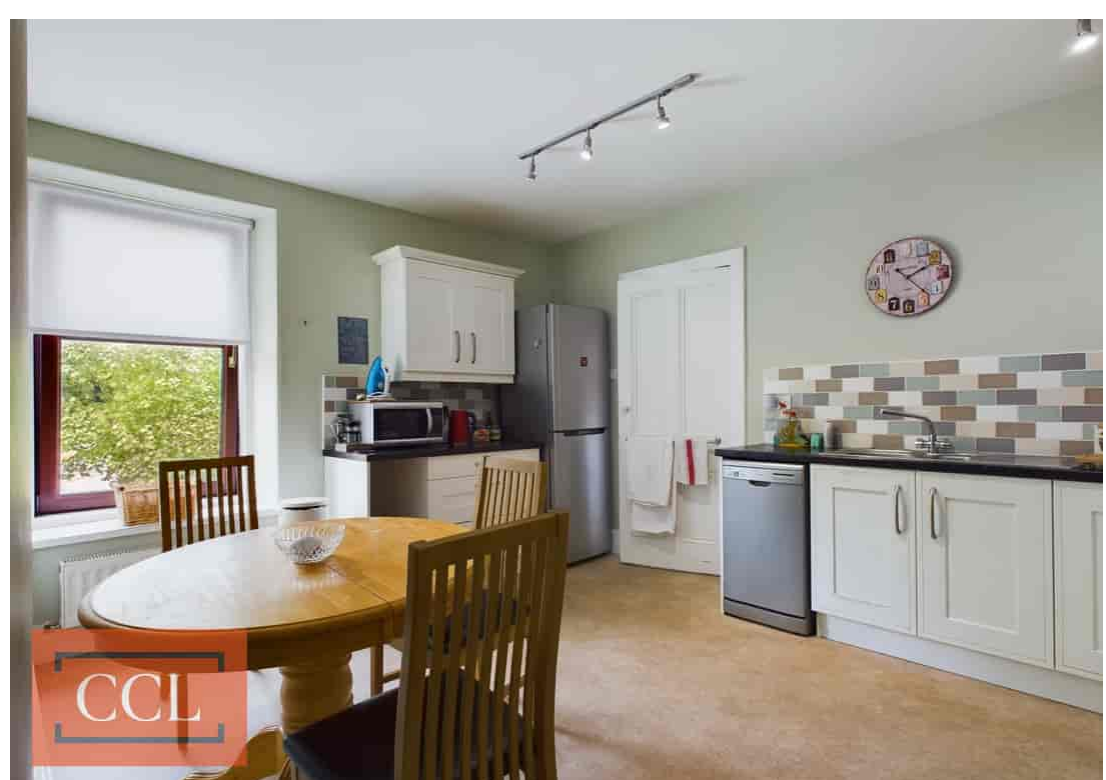
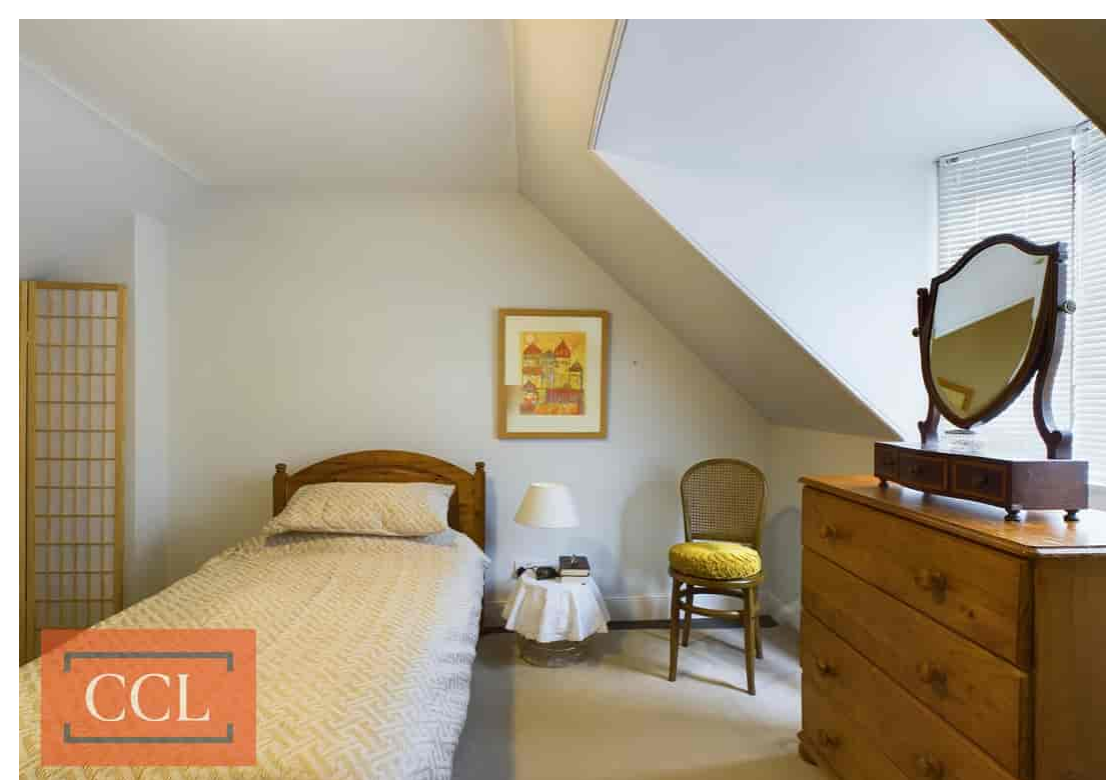
Outside, the property boasts a private courtyard accessed from the sunroom, providing a serene outdoor space. The detached garage comfortably fits a car and offers plenty of storage, with potential for development above the garage, subject to appropriate planning permission.

This mixed-use freehold property offers excellent commercial and residential opportunities in a prime location. Early viewing is highly recommended to appreciate the versatility on offer.

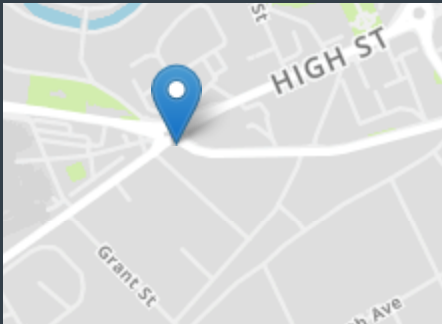
## External

A large, detached garage which comfortably fits a car and plenty of storage. There is also potential for development above the garage, subject to appropriate planning permission. There is an enclosed courtyard and patio that provides access to the garage the sun room and and residential accommodation and also the commercial ground floor units.









### Council Tax & Rateable Value

1 Pluscarden Road: £2,500  
 104 South Street: £5,600  
 102 South Street: Council Tax Band C

### Tenure

Scottish equivalent of freehold



Approximate total area<sup>(1)</sup>  
 233.35 m<sup>2</sup>

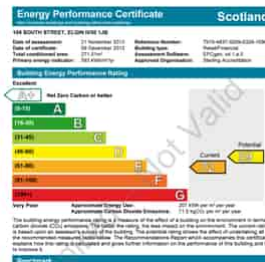
Reduced headroom  
 9.68 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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 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. All offers should be in writing to CCL Property with whom the purchasers should register their interest if they wish to be advised of a closing date.