



## Moray Council Housing & Property Services

Council Offices  
High Street  
Elgin  
IV30 1BX

# FOR SALE OR LEASE

**FORMER OFFICES  
30-32 HIGH STREET, ELGIN, IV30 1BU**



This 3 storey traditional sandstone and slate roofed property, with attic rooms and basement has a floor area measuring approximately 420m<sup>2</sup> and is situated on a prominent site at the east end of Elgin High Street.

It is considered potentially suitable for use as offices, retail or conversion to residential use.

*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.*

## **Description**

A traditional sandstone property with pitched slate roof and pvc rainwater goods, formerly used as offices, with kitchen, toilets and basement storage.

Mixture of timber and upvc double glazed windows.

Electric wall mounted heaters, fluorescent tube lighting, with integral fire alarm/emergency lighting system. Floor coverings are a mix of carpet, carpet tiles, linoleum and laminate.

Several original features remain included ornate cornicing, skirting boards and timber stair balustrades and banister.

A location plan can be accessed via this [link](#)

## **Accommodation:**

(Click on links below to see all floor plans and measurements)

Ground Floor – offices, toilets, storage and kitchen. [Link](#) to floor plan

1<sup>st</sup> Floor – offices, and kitchen. [Link](#) to floor plan

2<sup>nd</sup> Floor – offices and toilet [Link](#) to floor plan

Attic – offices and storage [Link](#) to floor plan

Basement - storage [Link](#) to floor plan

## **Services**

The property is served by mains electricity, water and sewerage. Purchasers are required to satisfy themselves as to the condition and suitability of the property and all services.

## **Energy Performance Certificate**

An Energy Performance Certificate (EPC) has been obtained for the premises which gives the property as a “F” rating as at July 2022. A copy of the Certificate and the Recommendation Report are available upon request.

## **Planning**

The property was formerly used as offices and as a drop in Covid vaccination facility on the ground floor. It is located within Elgin Town Centre and is considered to have potential for use as offices, retail or conversion to residential. Any proposal to use the property for an alternative to office use would require consent for change of use in terms of Planning and Building Control legislation, which the applicant must obtain themselves.

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, or Building Warrant by the Moray Council.

For further advice on Planning issues please visit the Council’s website via this link [http://www.moray.gov.uk/moray\\_standard/page\\_41669.html](http://www.moray.gov.uk/moray_standard/page_41669.html) or contact the Duty Officer, Development Control Section, Tel No 0300 1234561 between 2pm and 4pm Mon – Fri.

### **Buildings Standards**

For advice on Building Standards issues please contact the Duty Officer, Building Control Section, Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Tel No 0300 1234561 between 2pm and 4pm Mon – Fri.

### **Rateable Value**

This property has a current Rateable Value of £18,750.

For further information contact Moray Council's Non-Domestic Rates Team on (01343) 563456 or alternatively e-mail them on [ndr-enq@moray.gov.uk](mailto:ndr-enq@moray.gov.uk)

### **Title**

The Council's Title to the property can be viewed by arrangement by contacting Alison Scullion, Solicitor (Property and Contracts) Moray Council, Council Offices, High Street, Elgin. IV30 1BX. Tel. No. 07929784997 Email: [alison.scullion@moray.gov.uk](mailto:alison.scullion@moray.gov.uk)

### **Further Details/Viewing**

For further details or to arrange a viewing please complete the following [form](#), and, Sonya Anderson, the Estates Surveyor managing this property, will be in contact shortly.

Alternatively, you may call Sonya on 07779 999 233 Email: [sonya.anderson@moray.gov.uk](mailto:sonya.anderson@moray.gov.uk)

### **Offers**

**Purchase** - Reasonable offers are sought for purchase of the property. Each party would be responsible for its own legal and professional fees and expenses. The purchaser would be responsible for any Stamp Duty Land Tax.

**Lease** – Offers of rent of over £20,000 per annum are invited, on the following main terms:

Lease period - from three years to 25 years.

Rent - will be reviewed on a 3-year cycle.

Repairs/Maintenance – the Tenant to accept the property in its current condition and will maintain it in that condition.

Buildings Insurance - The Council will arrange insurance for the property and recover the cost of that insurance from the tenant.

Fees - The Council's reasonable legal expenses in any lease will be recovered from the tenant.

Stamp Duty Land Tax – tenant's responsibility.

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 email [estates@moray.gov.uk](mailto:estates@moray.gov.uk).

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



REAR VIEW OF 30-32 HIGH STREET