

TO LET

Unit 2, Thunderton Place

Elgin

Retail Premises (Former Poundstretcher)

IV30 1LY



LOCATION

Elgin is located approximately 40 miles east of Inverness and 66 miles north west of Aberdeen. It is easily accessible, being positioned on the A96 which links into the A95 providing access to the south of Scotland

DESCRIPTION

The former Poundstretcher property is arranged over ground floor and extends to approximately 7,781 sq ft (722.8 sq m).

PLANNING

The property currently benefits from Class 1 (Retail) consent.

TENURE

The property is available on a new FRI lease. Rent available upon application.

RATING

We are informed by the Local Rating Authority that the rating assessment for 2020/2021 as follows:

Rateable Value	£92,000
Rates Payable	£47,012

EPC CERTIFICATE

EPC available on request.

LEGAL COSTS

Each party will bear their own legal expenses incurred in connection with this transaction.

VIEWING & FURTHER INFORMATION

Strictly by appointment through the joint letting agents:

Ewan Mackay
T: 0141 226 1662
E: ewan@ewanmackay.com

John Macbean
Graham + Sibbald
T: 01463 236 977
E: john.macbean@g-s.co.uk

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T: 01463 236 977
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0141 226 1662

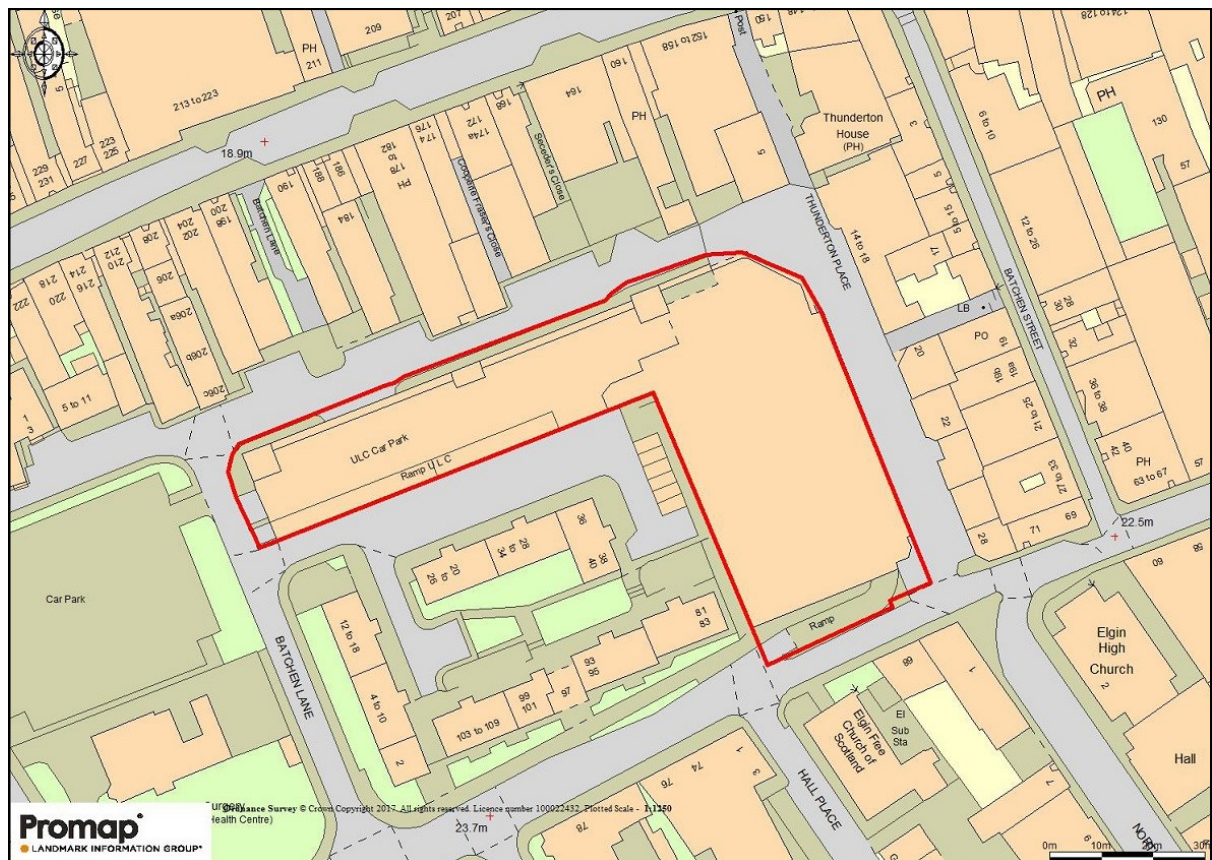
www.ewanmackay.com

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**GRAHAM
SIBBALD**

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IMPORTANT NOTICE

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty is made or given either during negotiations or in particulars by vendor, lessors or the agent. All figures are exclusive of rates, service charge, VAT and all other outgoings. September 2020.