

# Lot 44, Commerce House, South Street, Elgin,

**Moray IV30 1JE**

For sale by Auction on 7th November 2024 (unless sold or withdrawn prior)



Heritable Office Building With Development Potential

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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### Property Information

#### Heritable Office Building With Development Potential

- Substantial Office Building
- Extending to approximately 1,542 sq. m. (16,602 sq. ft.) over Basement, Ground, First and Second floors
- On Site Car Parking Spaces
- Potential Redevelopment Opportunity (Subject to Planning)

#### Lot

44

#### Auction

7th November 2024

#### Vacant Possession

#### Status

Available

#### Sector

Office

#### Auction Venue

Live Streamed Auction

#### Location

**Miles** 40 miles east of Inverness, 65 miles north-west of Aberdeen  
**Roads** A96, A941  
**Rail** Elgin Railway Station  
**Air** Inverness Airport

#### Situation

Elgin is the administrative centre for Moray and has a strong mix of local and national retailers. Local industry includes farming, tourism and the nearby RAF base at Lossiemouth. The property is located within the centre of Elgin and lies in a prominent position, close to the A96 linking Aberdeen and Inverness. Surrounding properties on South Street comprise a mixture of residential, retail and other commercial uses.

#### Tenure

Heritable.

#### EPC

Band B. Please see the legal pack for further information.

#### Description

The property comprises a detached, three storey office block. There are a large number of on site car parking spaces. The accommodation is split between two blocks and provides a total of approximately 1,542 sq. m. (16,602 sq. ft.) over basement, ground, first and second floors. The accommodation offers typical floor plates of between 2,400 and 2,800 sq. ft.. Floor plans can be made available upon request.

#### VAT

VAT is applicable to this lot.

#### Planning

The site is not currently located within a conservation area and is not category listed. The site has no specific allocation within the Moray Local Development Plan (2020) and is 'white land' within the Elgin settlement boundary which could be suitable for a number of uses. The town centre boundary is located just to the north/ east running along South Street. Therefore, from this brief assessment the site could be considered to be an 'edge of centre' site. Further information is available upon request.

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### Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant
Basement Ground First Second	Office	1,542.00	(16,602)	VACANT POSSESSION

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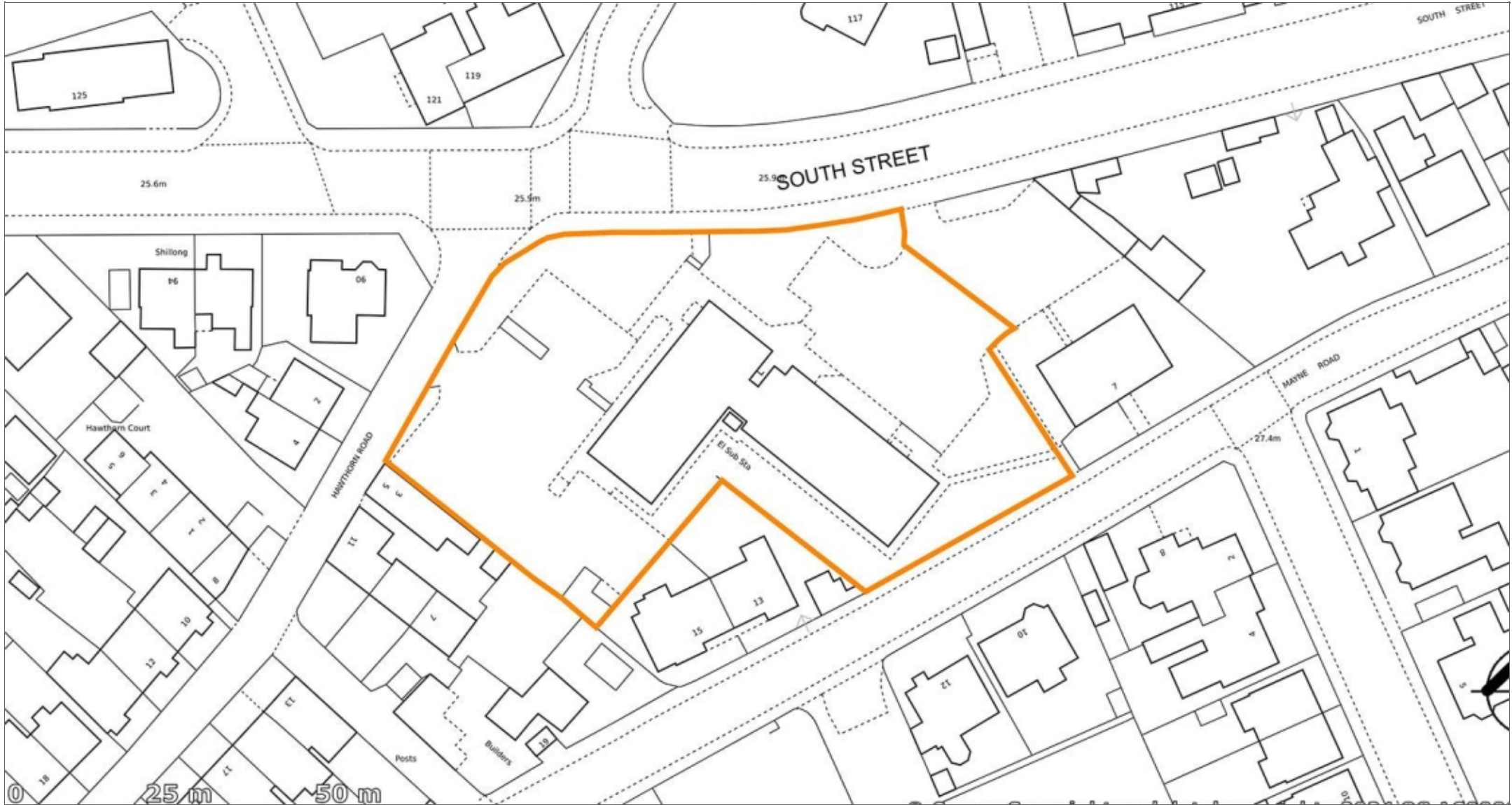
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### Contacts

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2024