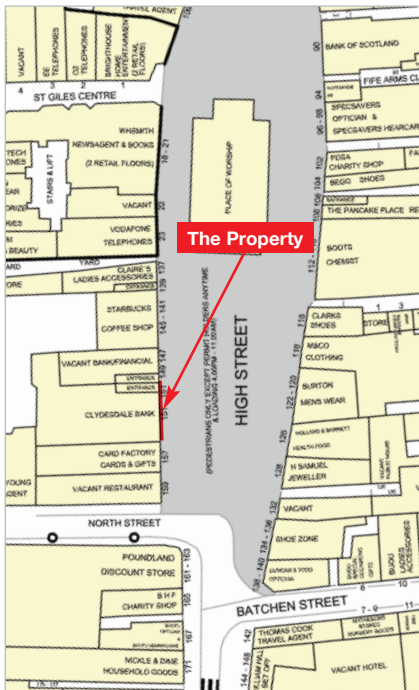


Elgin 151 High Street Morayshire IV30 1DS

- **Heritable Bank Investment**
- Entirely let to Clydesdale Bank plc until 2025 (no breaks)
- Well located in the pedestrianised town centre, close to the St Giles Shopping Centre
- No VAT applicable
- Rent Review 2020
- Current Rent Reserved
£84,365 pa

COMPLETION 19TH JANUARY 2018



Tenure

Heritable.

Location

Elgin is a prosperous market town with a population of 19,000 and is located in the north-east of Scotland 40 miles east of Inverness and 65 miles north-west of Aberdeen.

The property is located in the heart of the town centre on the north side of the pedestrianised High Street, close to its junction with North Street.

Occupiers close by include Starbucks, Boots the Chemist, Burton, Holland & Barrett, Specsavers, H Samuel, Vodafone, Clarks and WH Smith, and the main entrance to the St Giles Shopping Centre which is less than 100 metres to the east.

Description

The property, which is located in the local conservation area, is arranged on ground and two upper floors to provide a large ground floor banking hall with staff and office accommodation on part first floor. The remainder of the first and the second floors comprises self-contained offices, accessed from the High Street, which have been sublet. Externally, at the rear, the property has shared access and car parking.

The property provides the following accommodation and dimensions:

Gross Frontage	15.00 m	(49' 3")
Net Frontage	6.68 m	(21' 11")
Shop Depth	23.01 m	(75' 6")
Built Depth	28.02 m	(91' 11")
Ground Floor (Banking Hall)	308.35 sq m	(3,319 sq ft)
First Floor (Banking Offices)	47.87 sq m	(515 sq ft)
First Floor Offices (Sublet)	198.1 sq m	(2,133 sq ft)
Second Floor Offices (Sublet)	173.6 sq m	(1,869 sq ft)
Total	727.92 sq m	(7,836 sq ft)

First Floor Store (Sublet)	14.19 sq m	(153 sq ft)
Second Floor Store (Sublet)	11.40 sq m	(123 sq ft)
Total Store	25.29 sq m	(272 sq ft)

Tenancy

The entire property is at present let to CLYDESDALE BANK PLC for a term of 15 years from 7th October 2010 at a current rent of £84,365 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants. Part of the first and second floors have been sublet to Alan Black & MacKenzie.

Tenant Information

No. of Branches: 150+.

Website Address: www.cybg.com

Clydesdale Bank was founded in 1838 and is one of the largest banks in Scotland. Yorkshire Bank joined the group in 1990.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

EPC Rating 91 Band F (Copy available on website).

Viewings

There will be a single block viewing held prior to the auction. If you would like to attend you must register with us in advance no later than 12 noon on Wednesday 22nd November. Please email viewings@allsop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 23 Elgin**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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