

STGILESSHOPPING.CO.UK

SHOP

ELGIN

ST GILES SHOPPING CENTRE

HIGH STREET • ELGIN • MORAY IV30 1EA



# THE FOCAL POINT OF ELGIN'S PRIME RETAIL PITCH



Approximately 78,000 sq ft / 7,246 sq m of retail space with direct access from High Street.



Established retailers and small specialist outlets all under one roof in a relaxed, friendly environment.



Direct access to 250 space multi-storey car park on Alexandra Road.



Food-court with seating areas.



Popular tourist destination with Cairngorm National Park and Malt Whisky Trail close by.



Access to Elgin Bus Station from ground floor of Centre.



Strong employment demographic including tourism, whisky, food and the UK's largest RAF base.



Flexible commercial deals available.

# LOCATION & TRANSPORT

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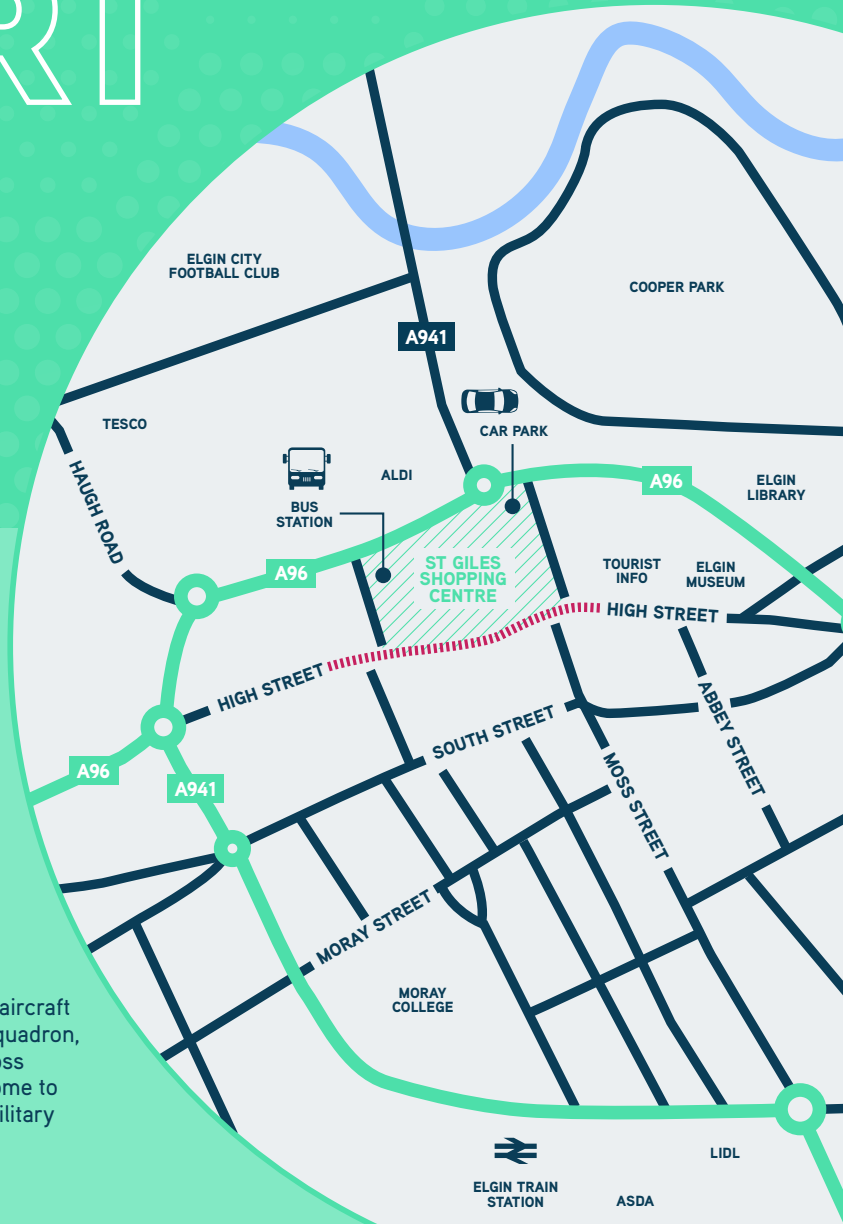
Elgin is the administrative and commercial centre for the Moray district. It is situated on the southern coast of the Moray Firth on the A96 trunk between Inverness and Aberdeen. Inverness is 40 miles to the west, with a journey time by road of approximately one hour, and Aberdeen is 65 miles to the southeast, with a journey time of one and a quarter hours.



The city is served by train links to both Aberdeen and Inverness on the National Rail Network. Both cities provide domestic and international flights from their respective airports.

The town sits in the world famous Speyside Whisky country and hosts famous brands such as Glen Moray Distillery, Gordon & MacPhail, Johnstons of Elgin Cashmere, Baxters Soups and Walkers Shortbread. It is a popular tourist destination with the Cairngorm National Park and Malt Whisky Trail very close by.

Nearby Elgin is RAF Lossiemouth, home to four Typhoon combat aircraft squadrons, three Poseidon MRA1 squadrons, an RAF Regiment squadron, and a Royal Auxiliary Air Force Regiment reserve squadron. Kinloss Barracks, a former RAF station, is 8 miles west of Elgin and is home to the 39 Engineer Regiment (Air Support) Royal Engineers. Both military establishments contribute significantly to the local economy.





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# AT THE HEART OF PROSPEROUS ELGIN

Elgin is the commercial and administrative capital of the Moray area. It has a population of 94,750 people within the area (source: National Records of Scotland) and the population is expected to increase by approximately 10% within the next twenty years. In order to cope with the recent population expansion, and the anticipated future expansion, in excess of 1,000 new houses have been developed within the last five years and there are plans to provide the in excess of 2,500 additional houses in the future.

The area has consistently reported unemployment figures below the UK average. Major employers within the area include the whisky distilleries, the public sector, the RAF, the Army, the tourism sector and a number of large, locally based manufacturers such as Baxters Foods and Walker's shortbread.



# 100% PRIME PITCH

St Giles Shopping Centre is the focal point of Elgin retail offer and the prime retail pitch. It is positioned midway along the pedestrianised section of the High Street on its northern side.

One of the main car parking areas within the city centre, which is operated by the Council and provides a total of 250 car spaces, connects directly into the centre and is accessed off Alexandra Road to the north. The city's bus station is also located to the rear of the centre, with direct links through to the High Street.



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The St Giles Centre was constructed in 1991 and provides modern retail accommodation behind an attractive, retained front, which is Grade C listed. Vacant rates are not payable on listed buildings in Scotland and potential purchasers are advised to enquire directly with the Council as to whether vacant rates would therefore be payable on the Centre.

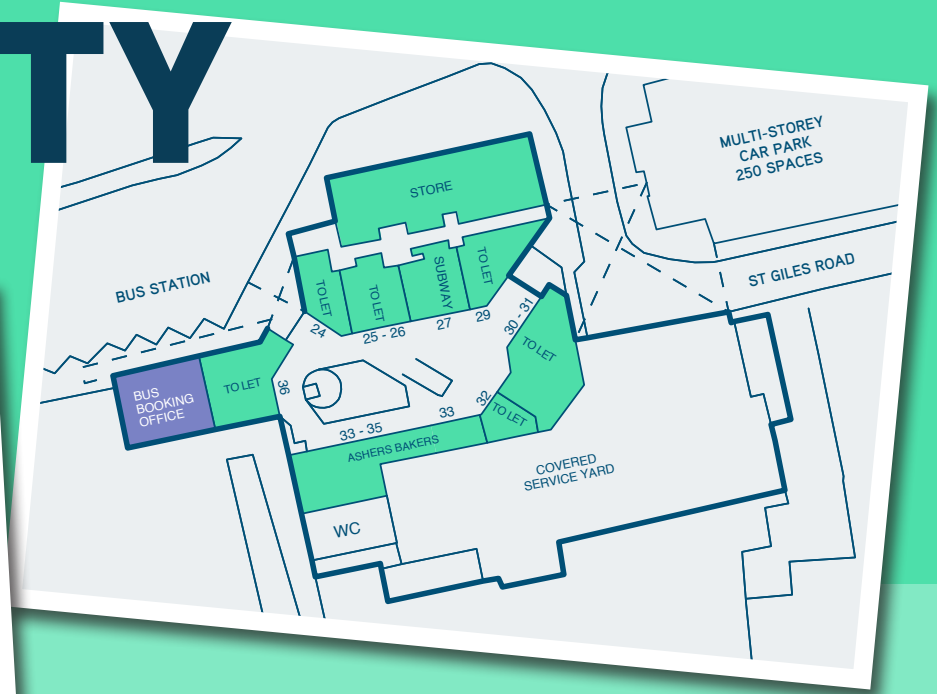
The Centre totals approximately 7,246 sq m (78,000 sq ft) of retail accommodation with direct access off the High Street and alternative accesses off Alexandra Road and St Giles Road. There is also direct access from the scheme to the Council operated, multi-storey car park on Alexandra Road, whilst the rear exit from the lower ground floor leads pedestrians directly into the bus station.

There is a covered service yard accessed off St Giles Road to the rear of the building.

The Centre provides retail accommodation on two levels: The upper mall provides four retail units fronting onto the High Street, with a double sided mall running from the High Street to a central atrium with lift, stairs and escalators to the lower mall area and food court.



# AVAILABILITY



LOWER MALL

Unit	Size (sq ft)	Rent (pa)	Service Charge	Rates Payable
4	Grd: 1,572 1st: 1,270	On request	£30,388	£8,341
5	Grd: 1,882 1st: 1,364	On request	£34,365	£8,466
6	Grd: 3,491 1st: 1,485	On request	£43,868	£13,570
7	Grd: 3,252 1st: 3,342	On request	£62,453	£13,197
13	Grd: 2,400	On request	£23,739	£9,711
14	Grd: 1,422	On request	£13,547	£7,470
15/16	Grd: 2,192 1st: 2,914	On request	£30,699	£12,948
17	Grd: 1,045 1st: 693	On request	£17,835	£6,599
Lower Mall				
24	Grd: 565	On request	£5,096	n/a
25/26	Grd: 477	On request	£4,661	n/a
29	Grd: 969	On request	£8,451	n/a
30-31	Grd: 1,295	On request	£12,739	£11,703
32	Grd: 277	On request	£3,294	n/a
36	Grd: 1,076	On request	£9,756	£9,960

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# FURTHER INFORMATION



## TERMS

The landlord will adopt a flexible letting strategy to suit both parties.

## VAT

Vat is applicable to all rent figures.

## FURTHER INFORMATION

Please contact the joint agents.



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