Ryden

TO LET

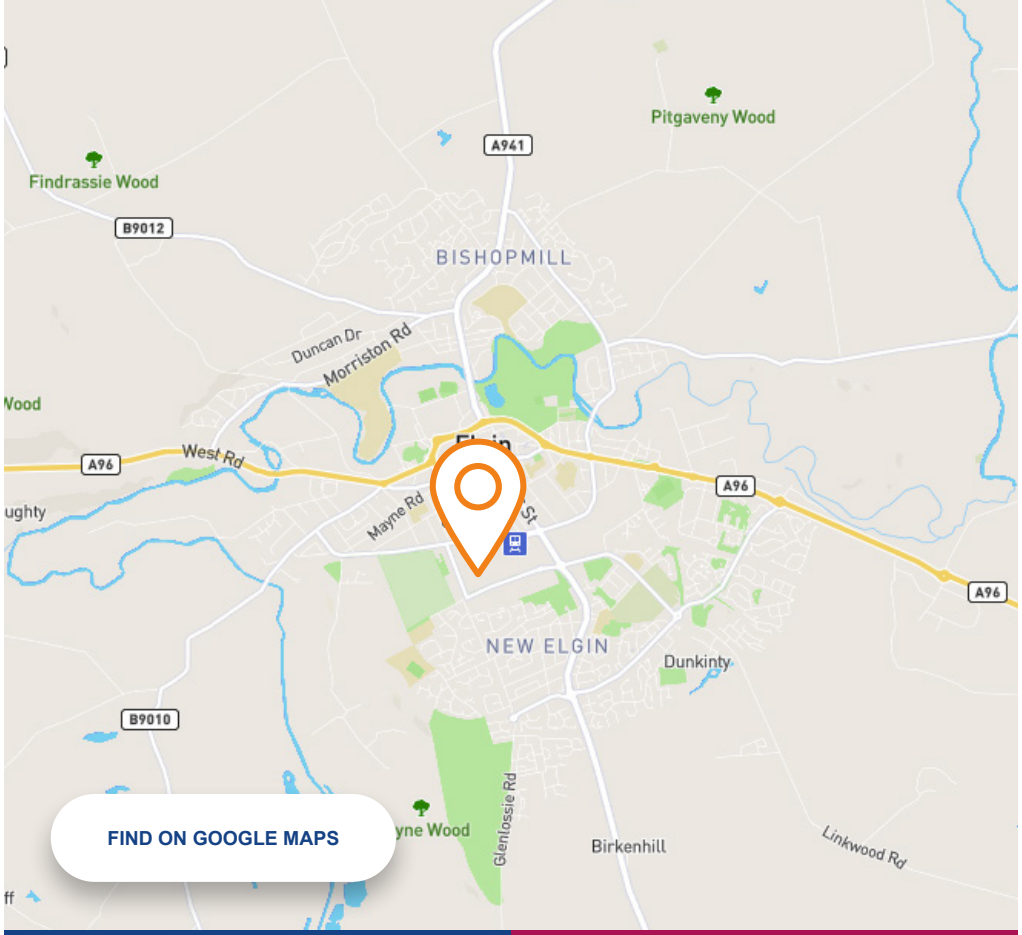
RETAIL WAREHOUSE UNIT
5,051 SQ FT (470 SQ M)

UNITS 9 & 10 NOW UNDER OFFER TO ALDI

FIND OUT MORE AT RYDEN.CO.UK

ELGIN RETAIL PARK
EDGAR ROAD
IV30 6RP

- LAST REMAINING UNIT
- OPEN CLASS 1 PLANNING CONSENT
- 373 DEDICATED CAR PARKING SPACES
- AVAILABLE FOR IMMEDIATE OCCUPATION
- ALDI IS OPENING SOON AS PART OF A £3MILLION PROJECT MERGING TWO VACANT UNITS



LAST REMAINING UNIT WITHIN ELGIN RETAIL PARK

LOCATION

Elgin is the largest town in Moray, housing roughly a quarter of the total council area's population at 25,000 with a wider catchment of 100,000.

Elgin Retail Park is situated in a highly prominent position on Edgar Road, approximately 1 miles from the town centre and is easily accessible by car, bus and train (10 minute walk). The core population within a 20km radius of the retail park is 60,000. The Retail Park focusses on national retailers, homeware and large format stores and benefits from extensive free parking.

DESCRIPTION

The premises are arranged over ground floor only with glazed shop front, screeded floor and service tails to the rear.

ACCOMMODATION

The subjects have the following approximate areas:-

DESCRIPTION	SQ FT	AVAILABILITY
UNIT 1	MATALAN	
UNIT 2	HOME BARGAINS	
UNIT 3	THE FOOD WAREHOUSE	
UNIT 4	U/O	
UNIT 5	DREAMS	
UNIT 6	CHEST HEART & STROKE	
UNIT 7	**5,051**	**AVAILABLE**
UNIT 8	PURE GYM	
UNIT 9	U/O TO ALDI	
UNIT 10		

LEASE TERMS

New Full Repairing and Insuring leases are available. Rental is upon application.

EPC

The subjects all have an EPC rating of C.

PLANNING

Open Class 1 retail consent.

ENTRY

Immediate.

RATEABLE VALUE

The ingoing tenant will be responsible for the rates. The rateable value for each available unit is shown below.

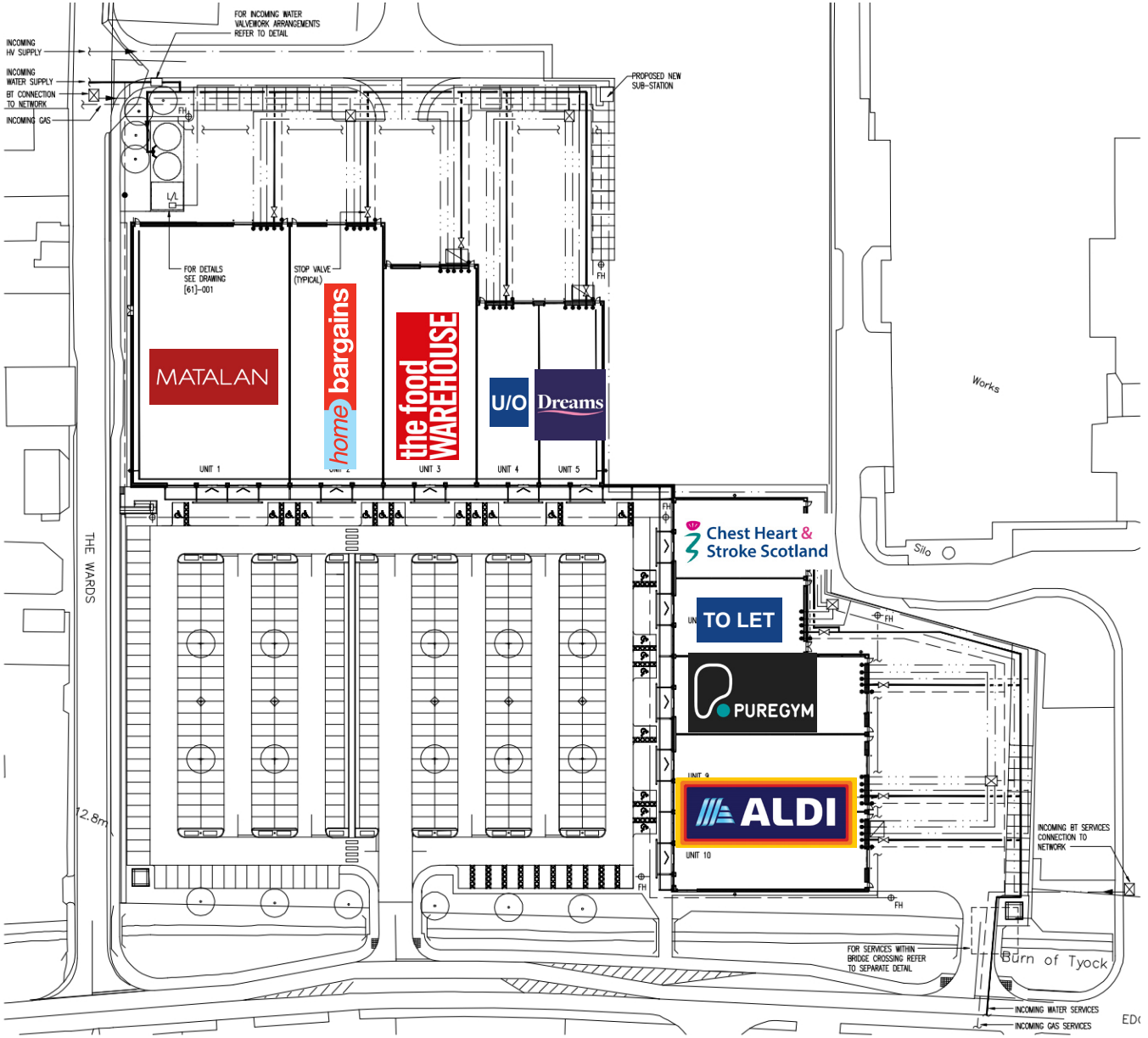
DESCRIPTION	RATEABLE VALUE
UNIT 7	£65,500

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.


FOR INCOMING WATER VALVEWORK ARRANGEMENTS REFER TO DETAIL
INCOMING HV SUPPLY
INCOMING WATER SUPPLY
BT CONNECTION TO NETWORK
INCOMING GAS
PROPOSED NEW SUB-STATION
FOR DETAILS SEE DRAWING [61]-001
STOP VALVE (TYPICAL)
MATALAN
home bargains
the food WAREHOUSE
U/O
Dreams
UNIT 1
UNIT 3
UNIT 4
UNIT 5
THE WARDS
12.8m
Works
Silo
Chest Heart & Stroke Scotland
TO LET
PUREGYM
ALDI
UNIT 10
INCOMING BT SERVICES CONNECTION TO NETWORK
FOR SERVICES WITHIN BRIDGE CROSSING REFER TO SEPARATE DETAIL
Burn of Tyock
INCOMING WATER SERVICES
INCOMING GAS SERVICES

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GET IN TOUCH

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Chartered Surveyors and Property Consultants

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