TO LET

GROUND FLOOR RETAIL UNIT

- PRIME LOCATION WITHIN BURGHEAD TOWN CENTRE
- EXTENDS TO 144.85 M² (1,559 FT²)
- REAR SERVICE AREA & STORE
- LARGE GLAZED FRONTAGE
- RENT £9,500 PER ANNUM
- QUALIFIES FOR 100% RATES RELIEF
- IMMEDIATE ENTRY AVAILABLE
- MAY SUIT VARIOUS USES, STP

WHAT 3 WORDS

VIRTUAL TOUR

9-11 BRANDER STREET, BURGHEAD, IV30 5XD

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SHEPHERD
COMMERCIAL

Opportunity to occupy a prime pitch retail unit within Burghead town centre

FIND ON GOOGLE MAPS

LOCATION

Burghead is an attractive coastal village situated on the Moray Firth coastline in Moray, approximately 8 miles north-west of Elgin and 9 miles west of Lossiemouth. The village has a population of approximately 1,911 (2022 Census) and benefits from a scenic coastal setting, harbour, beaches and access to the wider Moray coastline.

The village offers a range of local amenities including convenience retail, hospitality, community facilities and services, serving both the local population and the surrounding catchment. It is well connected by road to the wider Moray area, with Elgin, Lossiemouth and Forres all within reasonable travelling distance.

The subjects are prominently located on the corner of Brander Street and Grant Street, which is the village's main street. The property occupies an established town centre position close to the harbour and local amenities, benefiting from strong visibility and passing trade.

DESCRIPTION

The subjects are of traditional stone construction set beneath a pitched roof. The property benefits from a glazed frontage, providing natural daylight to the sales area whilst also offering excellent visibility and display opportunities to passing pedestrian and vehicular traffic.

To the rear, the subjects are complemented by a series of single-storey extensions. These provide a range of ancillary accommodation including storage, staff welfare and back-of-house facilities, which support the principal trading area.

Internally, the accommodation provides a spacious and flexible area capable of accommodating a variety of commercial uses (subject to the necessary consents). The main sales area benefits from suspended ceilings incorporating LED lighting. The rear ancillary accommodation is finished to a practical specification and provides useful storage and staff facilities, offering flexibility to suit a range of operational requirements.

There is on-street parking and easy access for deliveries.

ACCOMMODATION

Ref.	M²	FT²
Ground Floor	144.85	1,559
Total	**144.85**	**1,559**

RATEABLE VALUE

Retail – NAV/RV £6,700.

The property qualifies for 100% rates relief in terms of the Small Business Bonus Scheme.

PLANNING

The premises benefit from Class 1 (Shops) of the Use Classes Order.

The property may suit a range of commercial uses, subject to Planning. Please contact the marketing agents to discuss any proposals.

EPC

A copy of the EPC and Recommendation Report is available upon request.

TERMS

The subjects are available To Let on flexible lease terms. Rental offers of £9,500 per annum, exclusive of VAT, are sought.

ENTRY

Early entry is available, subject to completion of Missives.

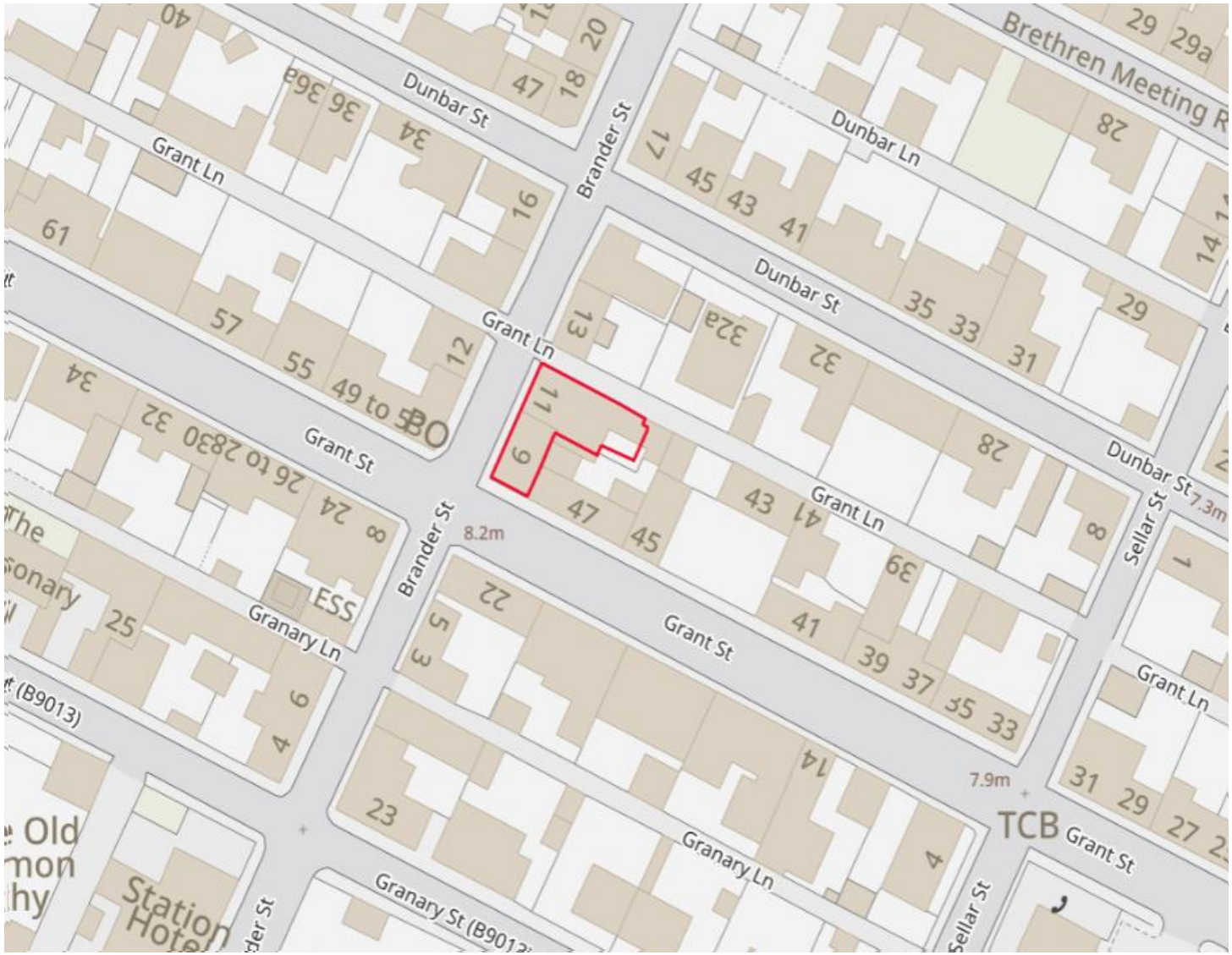
LEGAL COSTS

Each party will be responsible for their own legal costs incurred. In the normal manner, the tenant will be responsible for any LBTT and Registration Dues, where applicable.

VAT

VAT will be added at the prevailing rate.

Indicative Floor Plan



Get in Touch

For further information or viewing arrangements please contact the sole agents:

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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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