

# Ryden

## TO LET

RETAIL WAREHOUSE UNITS  
5,051 - 10,143 SQ FT



ELGIN RETAIL PARK  
EDGAR ROAD  
IV30 6RP

OPEN CLASS 1 NON-FOOD  
PLANNING CONSENT

373 DEDICATED CAR  
PARKING SPACES

AVAILABLE FOR  
IMMEDIATE OCCUPATION

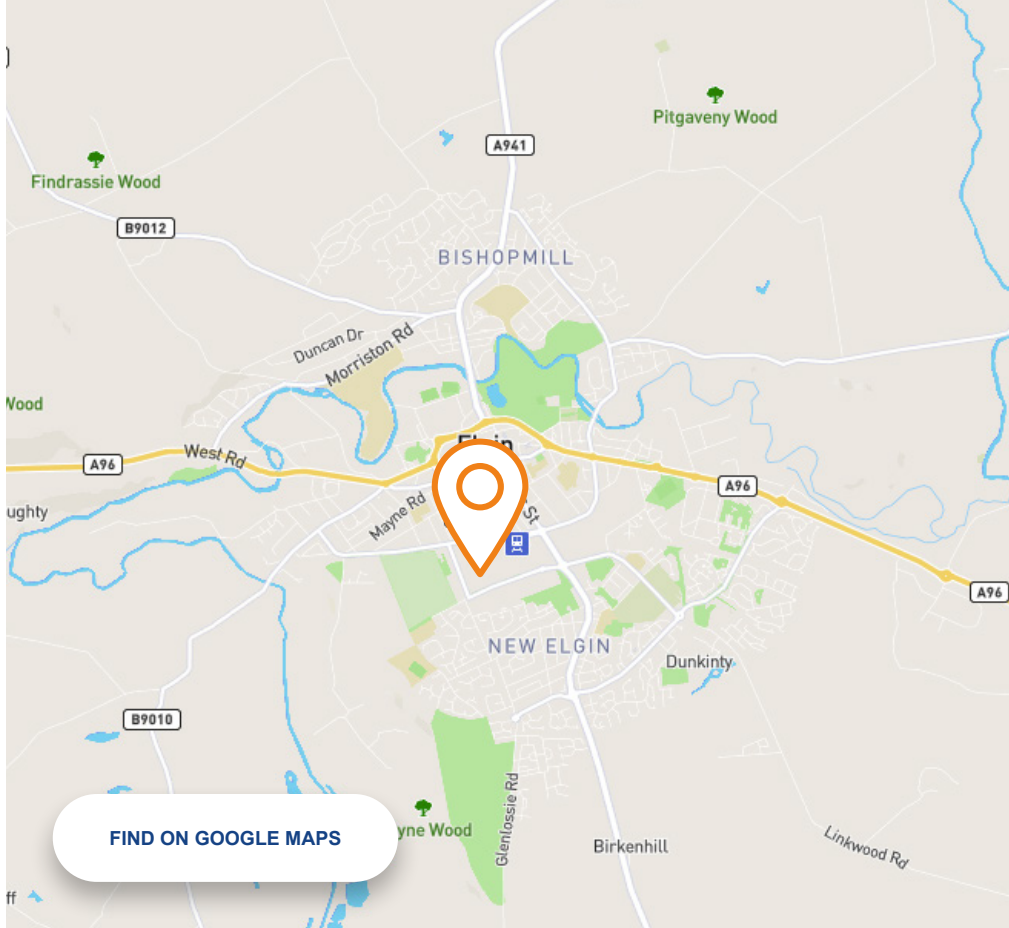
JOIN THE CROWD

the food  
WAREHOUSE

MATALAN

Dreams

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



## LOCATION

Elgin Retail Park is situated in a highly prominent position on Edgar Road, approximately 1 mile from the Town Centre. Elgin has a population of approximately 24,500 with a wider catchment of 100,000.

Occupiers on the Park include Matalan, Dreams, The Food Warehouse and more recently Pure Gym. The occupiers benefit from the 373 dedicated car parking spaces.

## 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		U/O
UNIT 3		THE FOOD WAREHOUSE
UNIT 4	5,559	AVAILABLE
UNIT 5		DREAMS
UNIT 6	5,092	AVAILABLE
UNIT 7	5,051	AVAILABLE
UNIT 8		PURE GYM
UNIT 9		U/O
UNIT 10		U/O

## 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 (non-food) retail consent.

## RATEABLE VALUE

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

DESCRIPTION	RATEABLE VALUE
UNIT 4	£62,500
UNIT 6	£60,000
UNIT 7	£57,500

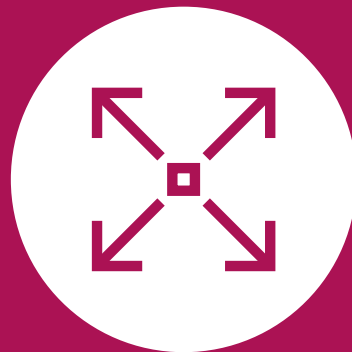
## VAT

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 incoming tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

**RETAIL  
WAREHOUSE  
UNITS WITHIN  
ELGIN RETAIL  
PARK**



# TO LET

## RETAIL WAREHOUSE UNIT

5,051 - 10,143  
SQ FT



**ELGIN RETAIL  
PARK**  
EDGAR ROAD  
IV30 6RP

# GET IN TOUCH

Please get in touch with the joint letting agents for more details.

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**Ryden** **GRAHAM + SIBBALD**  
Chartered Surveyors and Property Consultants

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