

TO LET / MAY SELL

RETAIL/RESTAURANT

Ground & Basement unit within
Traditional Terraced Building

Category "C" Listed
Attractive Stone Features

Prime Location on Elgin High Street

Extends to 228 m² (2,450 ft²)

May Suit Various Uses, STP

Rent: Offers Over £17,500 pa

Immediate Entry Available



WHAT 3 WORDS

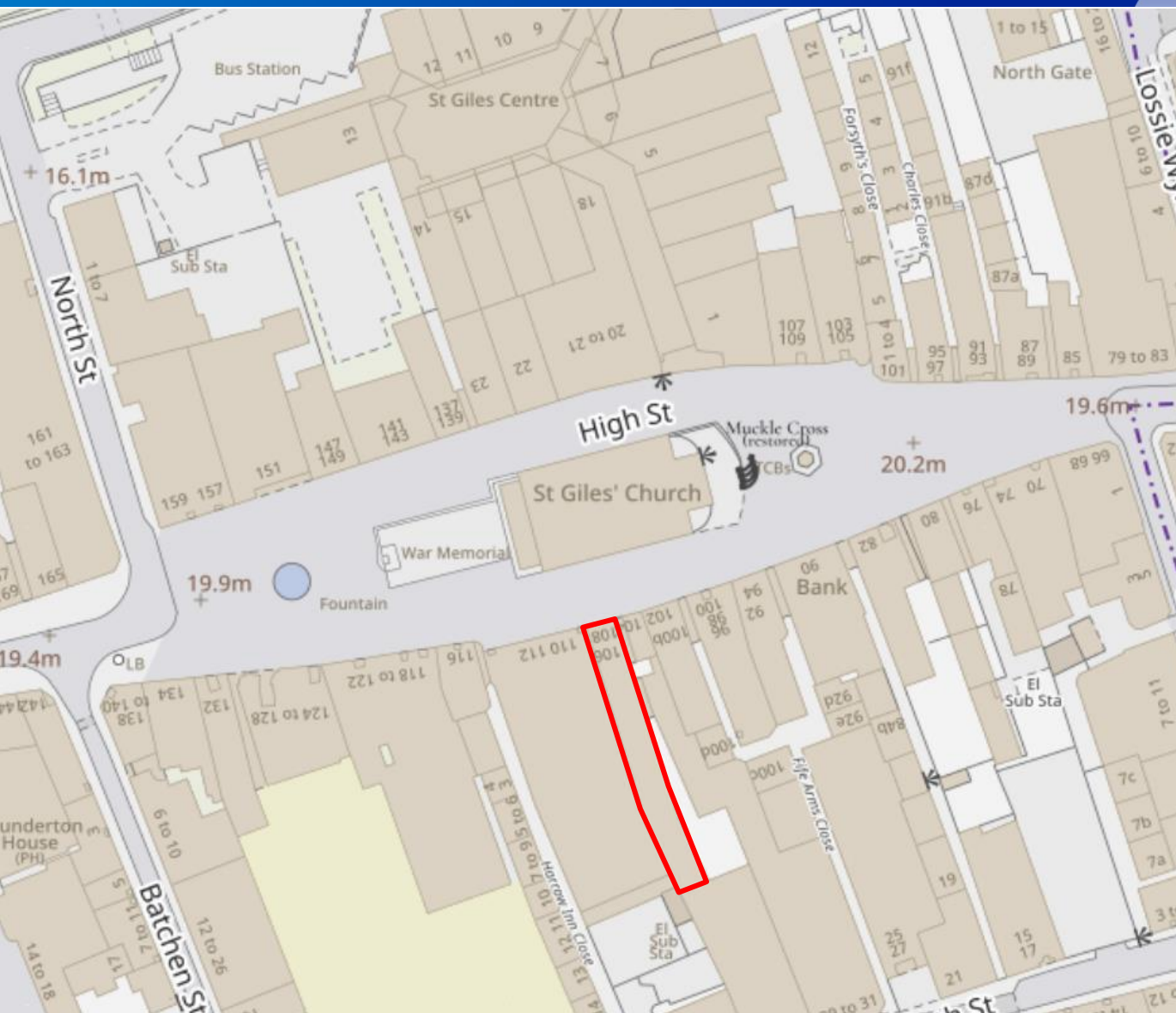


VIDEO TOUR

108 HIGH STREET, ELGIN, IV30 1BW

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LOCATION

Elgin is situated approximately 66 miles northwest of Aberdeen and 39 miles southeast of Inverness. Within the Moray Council area, Elgin is the main administrative, business and service centre with Forres, Buckie, Lossiemouth and Keith being classified as secondary settlements. The town is accessed by the A96 trunk road which runs between Aberdeen and Inverness. There is also a railway line between those two cities. Elgin has a population of approximately 23,128 (2011 Census) and is the regional town for Moray, with a primary catchment of approximately 90,000 within a 10-mile radius.

As the administrative centre of Moray, Elgin houses the HQ offices of Moray Council. Elgin is also the regional retailing centre and an important centre for education, tourism, agricultural industries, the general service sector, healthcare, food & drink and the textile and distilling industries.

The town lies in the heart of the world famous Speyside Whisky country and together with ready access to the Cairngorm National Park and the Malt Whisky Trail this ensures Elgin is a popular tourist destination.

RAF Lossiemouth, one of the RAF's largest bases, is also located nearby and contributes significantly to the local economy. It is Scotland's only operational RAF base which has recently benefitted from £400m of investment. The MoD is a major employer and spends more than £2bn a year in Scotland. The RAF Kinloss barracks is also located approximately 11 miles from Elgin.

The subjects occupy a 100% prime pitch on the south side of Elgin High Street towards its eastern end within the pedestrianised area which is the town's principal shopping and footfall thoroughfare.

There is a good blend of both local and national businesses nearby which include Begg Shoes & Bags Ltd, Boots the Chemist, Specsavers Opticians, W H Smith, Bank of Scotland, PDSA, Nationwide Building Society and Starbucks, to name a few.

**PROMINENT GROUND FLOOR & BASEMENT UNIT
ELGIN TOWN CENTRE**



FIND ON GOOGLE MAPS



DESCRIPTION

The property comprises a ground and basement unit set within a wider Category “C” Listed terraced building of ornate stone construction under a pitched and slated roof. The unit is currently vacant most recently operated as the Pancake Place restaurant.

The ground floor benefits from an attractive glazed shop frontage with a large display window and recessed glazed pedestrian entrance door.

Internally the property is currently configured to provide open plan seating areas (approx.. 85 covers) with 2 servery counters. There are male and female customer toilets plus a disabled toilet. There is a kitchen to the rear with a small office, 2 small stores, a utility area and a staff toilet further to the rear. There is a basement floor suitable for storage accessed via timber steps off the front open seating area. The seating area comprises a solid floor and a suspended ceiling grid incorporating acoustic tiles and a mix of both spot and pendant lighting. Wall mounted radiators are fitted throughout providing heating.

FLOOR AREAS

The property extends to the undernoted approximate floor areas:-

Floor	NIA (m²)	NIA (ft²)
Ground Floor	214	2,299
Basement	14	151
TOTAL	228	2,450

PLANNING

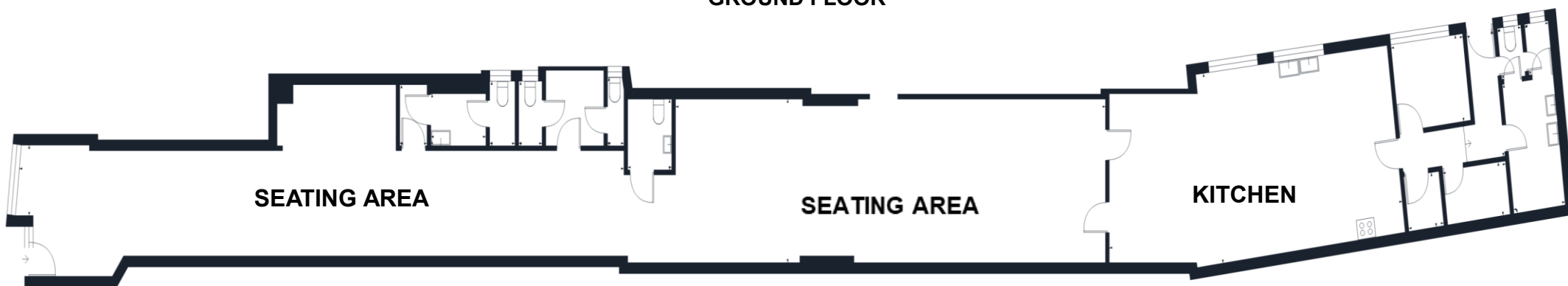
The property currently has Class 3 (Food and Drink) planning use consent in terms of the Town and Country Planning (Use Classes) (Scotland) Order 1997. Other uses may be permissible subject to securing the appropriate planning use consent. Please discuss any proposals with the marketing agents.

GROUND FLOOR

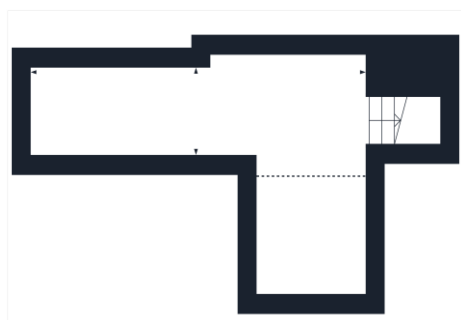
SEATING AREA

SEATING AREA

KITCHEN



BASEMENT







RATEABLE VALUE

The property is currently listed on the Scottish Assessor's portal as follows:-
RESTAURANT – NAV/RV: £16,000.

EPC

Rating: "G". Documentation available on request.

LEASE TERMS

The property is available "To Let" on Full Repairing and Insuring lease terms for a period to be agreed.

Rental offers over £17,500 per annum, exclusive of VAT are invited.

SALE

Our client may consider a sale on a vacant possession basis. Sale price and terms on application.

ENTRY

The property is currently vacant and is available for immediate occupation, subject to conclusion of Missives.

VAT

The property is elected for the purposes of VAT. VAT will apply to any transaction.

LEGAL COSTS

Each Party will be responsible for their own legal costs incurred in any transaction. The ingoing tenant or purchaser will be responsible for LBTT, Registration Dues and VAT thereon.



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE: November 2025

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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