



# TO LET

Office Premises on First, Second & Third Floors  
2,657 sq.ft (246.84 sq.m)

**149 High Street** Elgin, Moray IV30 1DS

- May consider sale
- Within an attractive stone, mid-terrace building
- Situated within Elgin City Centre

**GRAHAM  
SIBBALD**  
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**LCP**

0141 465 3395  
www.lcpproperties.co.uk



## DESCRIPTION

The subjects are situated on the first, second and third floors of a four storey 'B' Listed mid-terrace building of stone construction. There is a retail unit on the ground floor of the building (exempt from this listing) with office premises on the upper floors.

## LOCATION - IV30 1DS

Elgin is the main administrative centre of Moray and houses the Moray Council Headquarters. It has a well-established retail centre and serves the surrounding area.

The property is located on Elgin High Street on the main shopping thoroughfare. It benefits from an excellent location, providing easy access to all services and facilities including the Inverness to Aberdeen railway line and bus station.

## NET INTERNAL AREA (estimate)

	sq.ft	sq.m
Total Floor Space	2,657	246.84

## RATES

We would advise any interested purchaser to make their own enquiries with the Valuation Office Agency.

## ENERGY PERFORMANCE

Further information available upon request.

## METHOD OF SALE

Sale Price: Offers are invited. Price on application.

## LEGAL COSTS

Each party is responsible for their own legal costs in connection with the property.

## TENURE

Freehold.

## VIEWING

Strictly via prior appointment:

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