



**FOR SALE/MAY LET**

**MOYCROFT ROAD • ELGIN • IV3 0 1XZ**

**INDUSTRIAL**

**MODERN DETACHED WORKSHOP  
WITH SECURE CONCRETE YARD**

# HIGHLIGHTS

MODERN DEATCHED WORKSHOP WITH SECURE CONCRETE YARD

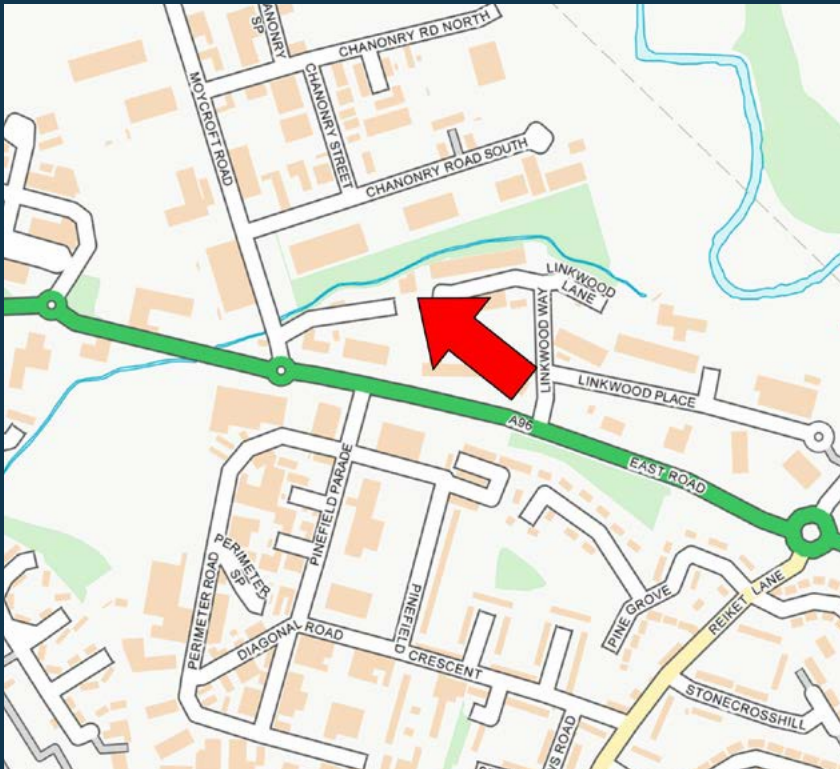
LOCATED WITHIN THE ESTABLISHED MOYCROFT INDUSTRIAL ESTATE

437.30 SQM (5,245 SQFT)

RARE OPPORTUNITY

£500,000 / £42,500 PER ANNUM

PROPERTY AVAILABLE DUE TO RELOCATION



## LOCATION

The subjects under report are situated within Elgin, the principal town within the Moray region which is located approximately 65 miles to the northwest of Aberdeen and 38 miles to the east of Inverness.

More specifically, the subjects are located on the north side of Castlebank Street, which forms part of the Moycroft Industrial Estate, an established industrial location that lies to the east of Elgin town centre. Nearby occupiers include Pentland Land Rover, ATS Euromaster, Pinefield Glass and Premier Inn.

## DESCRIPTION

The property comprises a modern detached workshop, with ancillary office accommodation, set within a site including a secure concrete yard and tarmacadam car park.

The main building is of steel portal frame construction with the lower external walls having been formed from rendered concrete blockwork, whilst the upper sections have been clad with insulated metal profile sheeting. The roof sections over are pitched and clad with insulated metal profile sheeting incorporating translucent panels.

A lean-to store has been added to the rear in the past. The walls are timber framed and clad with single skin metal profile sheeting.

Internally, the workshop is split into two main working areas that are separated by a dividing block wall. Access to both are provided by individual electric roller shutter doors. The main workshop has an internal eaves height of 4.85m whilst the workshop below the mezzanine floor has a floor restricted height of 2.40m.

A small, detached store of timber frame construction, with metal profile sheeting to the walls and roof, is also located adjacent to the eastern boundary of the site.

## ACCOMMODATION / FLOOR AREAS

The subjects provide the following accommodation and floor areas, measured in accordance with the RICS Code of Measuring Practice (Sixth Edition).

FLOOR	ACCOMMODATION	SQ M	SQ FT
Ground	Main workshop, secondary workshop, reception, kitchenette and staff toilets	269.93	2,905
Ground	Rear lean-to store	44.33	477
First	Office, meeting room and storeroom	85.84	924
Mezzanine	Store	87.19	939
	<b>Total</b>	<b>487.30</b>	<b>5,245</b>

Based on the boundaries identified to ourselves, the subjects would appear to occupy a site which extends in total to approximately 0.195 hectares (0.482 acres) or thereby.



## SERVICES

The property is served with mains electricity and water with drainage being to the main public sewer.

Background space heating is provided to the reception and office accommodation by pressed steel radiators with a warm air heating system to the main workshop, both supplied by oil-fired boilers.

## RATING ASSESSMENT

The property is currently listed within the Valuation Roll as having a rateable value of £25,250.

The Uniform Business Rate for the year 2023/2024 is 49.8p in the £. Water and waste water rates are also payable.

# ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of TBC.

Full documentation is available upon request.

## PRICE / RENT

We are seeking offers in the region of £500,000 for our clients' heritable interest.

Alternatively, our client may consider a letting of the property at £42,500 per annum.

## VAT

All prices quoted in this schedule are exclusive of VAT.

## ENTRY

On conclusion of missives

## LEGAL COSTS

Each party will be responsible for their own legal costs. Any ingoing tenant/occupier will be responsible for the payment of LBTT and registration dues.



## OFFERS / VIEWING

All offers should be submitted in writing to the sole agents who will also make arrangements to view.

### DM Hall LLP

4-5 Union Terrace, Aberdeen, AB10 1NJ

Tel: 01224 594172

E-mail: [stuart.johnston@dmhall.co.uk](mailto:stuart.johnston@dmhall.co.uk)  
[ruari.macintyre@dmhall.co.uk](mailto:ruari.macintyre@dmhall.co.uk)

### DATE OF PUBLICATION

May 2023

### REFERENCE

ACA1836

#### IMPORTANT NOTE

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation 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 DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to be relied upon as creating, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our client's solicitors.