



grampian **property** centre



## **19 & 19A BLACKFRIARS ROAD ELGIN IV30 1TY**



A superb opportunity to acquire a Detached Commercial Premises in a highly prominent location and situated opposite the A96 and adjacent to Tesco's Super Market.

The ground floor offers a spacious front Shop floor area with 2 Office/Work Space Rooms, a Kitchen and W.C Cloakroom and is currently occupied by Soft Furnishings Company.

The 1<sup>st</sup> Floor provides approximately 510 square feet of floor space. And is accessed separately and comprises 4 Offices with a Hallway / Kitchenette area and Cloakroom W.C

There is also private parking directly to the side of the building and both the ground floor and 1<sup>st</sup> floor areas benefit from Gas Central Heating

EPC Rating for 19 - F

EPC Rating for 19a - G

## **OFFERS IN REGION OF £295,000**

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## 19 BLACKFRIARS ROAD

### ♦ Shop Floor Area

The initial front shop area for customer provides a spacious area with double glazed window to the front and side. A door leads through to the rear office and work space which includes a Kitchen area. There is a rear access fire entrance door which leads out to the private parking area.

### ♦ Shop Floor Area – 34' (10.36) max x 15'5" (4.69) max



Good sized shop front floor area with strip lighting  
2 Double glazed windows to the front  
2 single radiators  
Carpeted flooring  
Glazed window and door enables you to view the rear office/work space areas

### ♦ Rear Office – 19'10" (6.04) max x 12'2" (3.71)

Strip ceiling lighting  
Windows to the rear and side enabling to view through to the kitchen and rear office  
Open doorway with a storage space  
Vinyl flooring  
A door leads to the Kitchen



### ♦ Kitchen – 13'3" (4.03) x 6'9" (2.04)



Strip light ceiling fitting  
Wall mounted cupboards  
Fitted base units  
Single sink with drainer unit and mixer tap  
Space for a fridge and freezer  
Open doorway leads to a store area and W.C  
Cloakroom

### ♦ Cloakroom W.C

Wall mounted light fitting  
W.C  
Pedestal wash basin  
Double radiator  
Vinyl flooring

### ♦ Rear Entrance Vestibule / Fire Exit – 7'2" (2.18) max x 9'10" (2.99)

Strip light ceiling fitting  
Single radiator  
Emergency double doors to the side which lead to the car park area  
Vinyl flooring

### ♦ Rear office/work space area – 18'10" (5.74) x 9'11" (3.02)

Strip light ceiling fitting  
Window which allows you to view through to the front office, kitchen and front shop area  
Single radiator  
Vinyl flooring





## 19A BLACKFRIARS ROAD 1<sup>ST</sup> FLOOR OFFICE ACCOMMODATION

Accessed completely separately via a rear entrance door and carpeted staircase, this leads up to the office space. There are 4 offices, a Kitchenette area and Cloakroom W.C. The property benefits from Gas Central Heating and UPVC double glazed windows (excluding the staircase window).

Private entrance door with a carpeted staircase, single radiator and a single glazed window leads up to the office accommodation.

### ♦ **Hallway/Kitchenette Area**

Recessed ceiling lighting

Mains smoke alarm

Emergency lighting

There is a Kitchenette area with single sink, base unit and gas boiler

Single radiator

Laminate flooring

### ♦ **Cloakroom W.C**

Ceiling light fitting and extractor fan

Double radiator

A 2-piece suite comprising pedestal wash basin and W.C

Tiled flooring

### ♦ **Office 1 – 11'9" (3.57) x 8'4" (2.54)**

Recessed ceiling lighting

Double glazed window to the front with cupboard beneath

Double radiator

Recessed Alcove with cupboard space

Plastic low-level trunking with power points

Laminate flooring



### ♦ **Office 2 – 10'2" (3.10) x 8'4" (2.54)**



Recessed ceiling lighting

Double glazed window to the front

Single radiator

Plastic low-level trunking with power points and telephone points

Laminate flooring

### ♦ **Office 3 – 8'3" (2.51) x 7'7" (2.30)**

Recessed ceiling lighting

Loft access hatch

Double glazed window to the front with cupboard space beneath

Single radiator

Plastic low-level trunking with power points

Laminate flooring

### Description Act

is advised to satisfy themselves to all aspects of accuracy and should not rely unreservedly on the details, accurate, they are not guaranteed. these particulars are not for use as part of any offer or contract.

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♦ **Office 4 – 7'7" (2.30) x 6'11" (2.10)**

Recessed ceiling lighting  
Double glazed window to the side with cupboard space beneath  
Single radiator  
Plastic low-level trunking with power points  
Laminate flooring



**Note 1**

The ground floor shop premises is currently occupied by a company trading as Soft Furnishings and we believe that they are currently paying a rent of £800 pcm to the current owner.

We believe that for non-domestic rates both premises qualifies for 100% relief for small businesses.

**Note 2**

These particulars are provided for the guidance of enquirers only and while believed to be correct are not guaranteed. All measurements are approximate. The mention of any appliances and/or services in these details have not been tested or checked that they are connected, and does not imply that these are in full and efficient working order.

**Note 3**

Further particulars may be obtained from the selling agents with whom offers should be lodged.

**Entry**

By mutual agreement

**Offers**

All offers should be submitted in writing in normal Scottish Legal form to the selling agent.

**FREE MARKET APPRAISAL**

We are pleased to offer a Free without obligation Market Appraisal on your own home. We will give advice on the asking price and how we market it professionally. Please call on 01343 549944.

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