



To Let

Retail Unit

Grab & Go Kiosk

AVAILABLE NOW

**Elgin Station, Station Road
Elgin
IV30 1QP**

304,000+
ANNUAL STATION FOOTFALL*

Description:

The unit available comprises an excellent business opportunity within Elgin train station. It is a single retail kiosk located within the main station building opposite the ticket office. The unit benefits from a metered power supply, water & drainage.

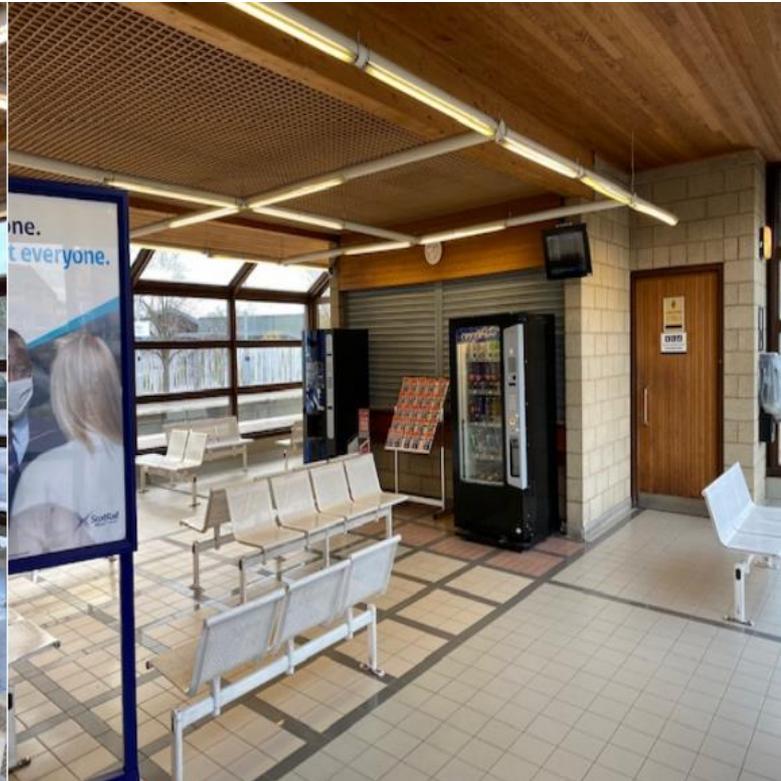
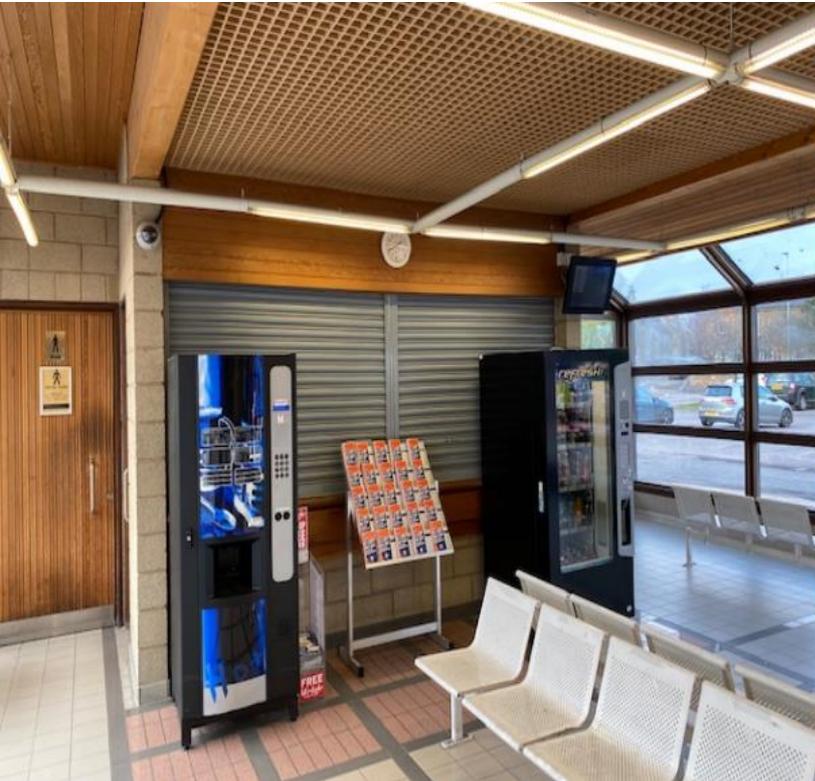
Location:

Elgin railway station is a railway station serving the town of Elgin, Moray in Scotland. The station is on the Aberdeen to Inverness line. The station has two platforms linked by a footbridge, and a booking office / waiting room with a retail kiosk.

**The latest figures available from the Office of Rail and Road (ORR) record passenger entries and exits of 304,000 for 2019/2020.*

**station
spaces**

 **ScotRail**
SCOTLAND'S RAILWAY



Property:

The premises comprise a single retail kiosk located within the main station building opposite the ticket office.

Unit size:

Ground Floor: 6.49 sq. m / 69.84 sq. ft.

Rates, services and insurance:

Rates to be assessed. Interested parties are advised to make their own enquiries to the local planning and building authorities in respect of business rates and planning.

Service Charge and Insurance Charge levied by way of a fixed contribution reflecting 7.5% & 2.5% of the Rent payable respectively.

Rent:

To be negotiated depending on use but it is likely to comprise a Minimum Guaranteed Rent and/or a rent based on turnover.

Costs:

The ingoing occupier will be responsible for all the Landlord and all the Superior Landlord legal and professional fees.

AWAITING EPC

For further details relating to this opportunity, please contact:

stationspaces@scotrail.co.uk

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