

to let  
retail warehouse units

the food  
WAREHOUSE  
by Iceland  
OPENING SUMMER 2020

# ELGIN | RETAIL PARK

EDGAR ROAD  
IV30 6YQ

JOIN THE CROWD!

MATALAN | home bargains | Dreams | Bensons  
Dreams Nest for beds | ANYTIME FITNESS | the food WAREHOUSE

5,000 sq ft - 22,000 sq ft

- | Open Class 1 non-food planning consent
- | 373 dedicated car parking spaces
- | Available for immediate occupation

Ryden.co.uk  
0141 204 3838

GRAHAM  
SIBBALD  
01463 236 977  
g-s.co.uk

# ELGIN RETAIL PARK

EDGAR ROAD  
IV30 6YQ

## Location

Elgin Retail Park is situated in a highly prominent position on Edgar Road, approximately 1 mile from the Town Centre. Elgin has a population of approximately 23,000 with a wider catchment of 100,000.

Occupiers on the Park include Matalan, Home Bargains, Dreams, Bensons for Beds and Anytime Fitness. Iceland are due to open The Food Warehouse in Summer 2020. The occupiers benefit from the 373 dedicated car parking spaces.

## Description

The premises are arranged over ground floor only with glazed shop front, screeded floor and service tails to the rear.

## Accommodation

The Park provides the following areas:

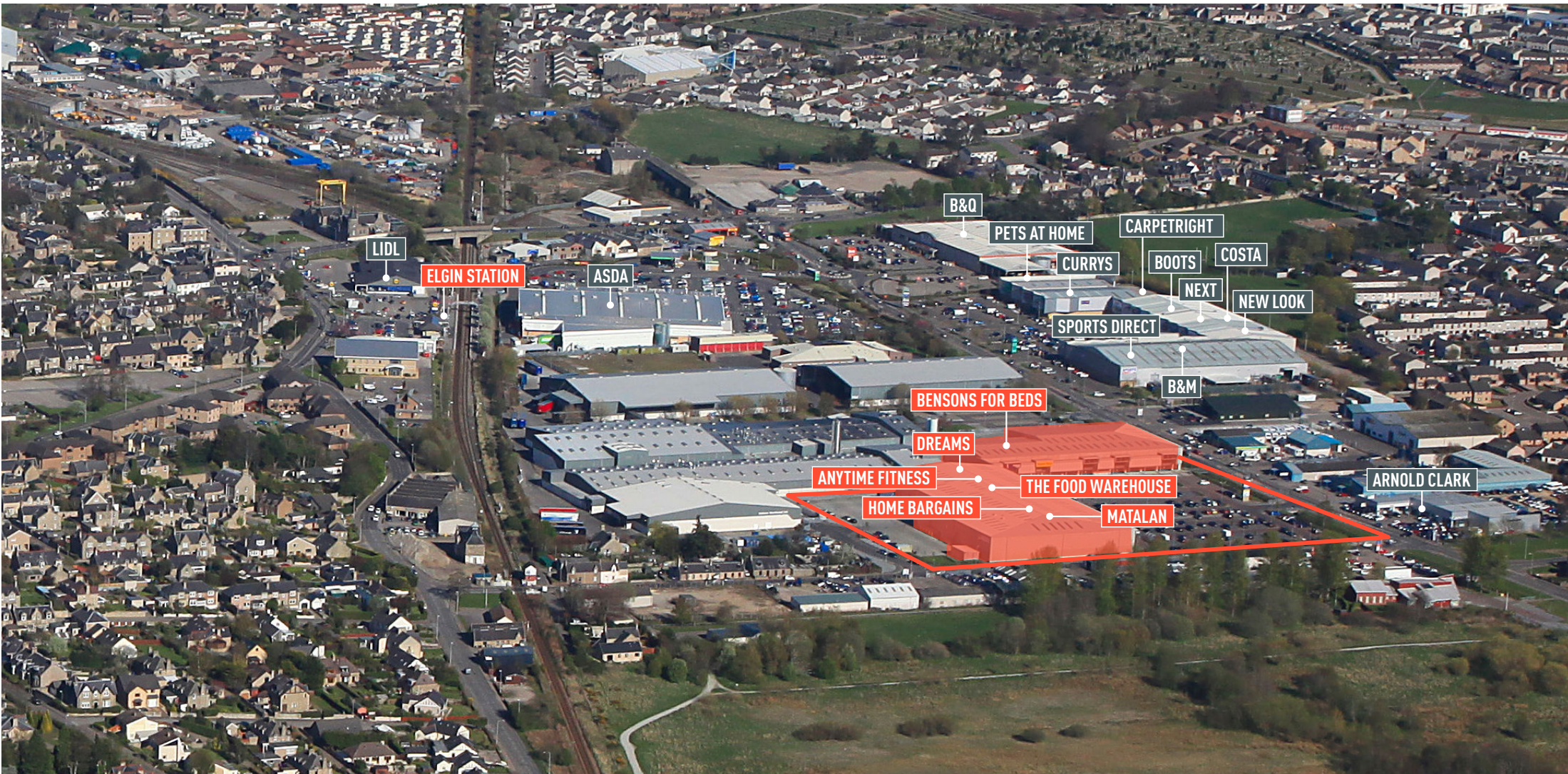
Unit	Area / Tenant	
1	Let to Matalan	
2	Let to Home Bargains	
3	Let to The Food Warehouse	
4	Let to Anytime Fitness	
5	Let to Dreams	
6	Let to Bensons for Beds	
7	5,017 sq ft	466 sq m
8	7,394 sq ft	687 sq m
9	7,385 sq ft	686 sq m
10	7,394 sq ft	687 sq m





# ELGIN RETAIL PARK

EDGAR ROAD  
IV30 6YQ





# ELGIN

## RETAIL PARK

EDGAR ROAD  
IV30 6YQ

### Lease / Rental

New Full Repairing and Insuring leases are available. Rental is upon application.

### Energy Performance Certificate

The subjects all have an EPC rating of D.

### Planning

Open Class 1 (non-food) retail consent.

### Legal Costs

Each party will be responsible for their own legal costs incurred with an ingoing tenant being responsible for any Land & Buildings Transaction Tax, recording dues and VAT as applicable.

### VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

### Contact

For further information please contact the joint agents:



John Conroy  
0141 270 3176  
john.conroy@ryden.co.uk



John MacBean  
01463 701894  
john.macbean@g-s.co.uk