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14 Commerce Street is a well-presented, versatile commercial property in Elgin town centre, currently fitted as a trading hairdressing salon, but adaptable to a range of business uses. The premises offer bright, naturally-lit front and back rooms, a WC, flexible storage space, and a private rear courtyard with access to the council car park. Available freehold at offers in the region of £99,500, or to lease from £1,000 per calendar month on a new five-year minimum FRI lease.

- Prominent Commerce Street location
- Large front and rear rooms offering flexible use
- Fitted salon incl. three styling chairs, two basins
- WC plus flexible storage space
- Private rear courtyard, access to council car park
- Also available to lease from £1,000 pcm (5-yr min FRI)



T: 01343 610520



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14, Commerce Street, Elgin, Moray, IV30 1BS

£99,500 Freehold

The property sits on Commerce Street, a busy thoroughfare in Elgin town centre benefitting from high footfall throughout the day. The street is home to a range of other established businesses, ensuring a steady flow of passing trade and strong local visibility for the property's frontage and signage.

The premises are entered directly from Commerce Street into a bright and welcoming front room, flooded with natural light from two very large windows to the street. This principal space is currently set up with a reception area and three styling chairs.

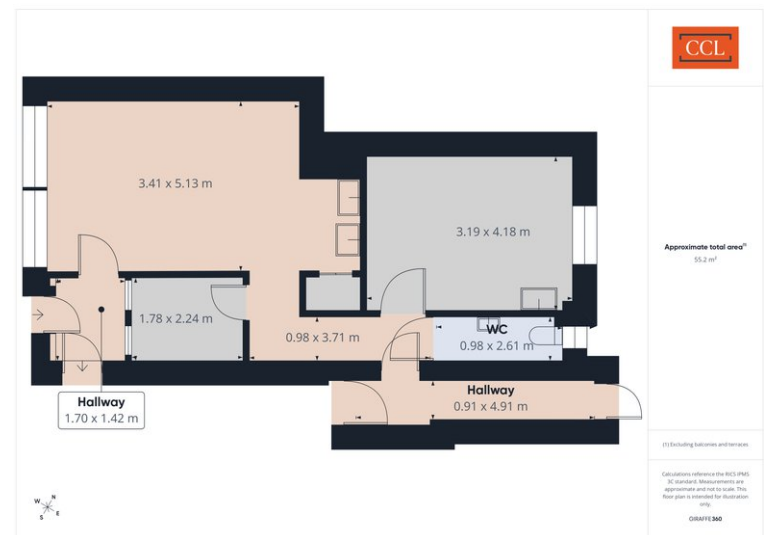
Leading off the front room, a short corridor gives access to a smaller side room, currently used for storage, which offers flexible potential for a variety of alternative uses.

A longer corridor continues from the front room to a WC and through to a large back room, also naturally lit by a large window overlooking the external space and fitted with its own sink. A further door leads from here to an additional corridor housing a spacious storage cupboard, currently used for stock and bin storage, before reaching the rear fire exit door.

Three styling chairs and two basins currently fitted, available with the property
Gas boiler; mains electricity and water connected
WC and additional storage/flexible-use room

The premises are currently trading as a hairdressing salon, with the existing fit-out — including the three styling chairs and two basins — available to a purchaser or tenant wishing to continue in that trade. Equally, the flexible layout and prominent town-centre position lend themselves well to a range of alternative retail or service-based businesses.

To the rear, the property benefits from its own private, spacious courtyard, accessed via the fire exit door at the back of the property. This external area is for the private use of the premises and, in turn, connects through to the council car park behind, offering a useful additional access point.



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62 High Street, Elgin, Moray, IV30 1BU

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and things tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.