

STGILESSHOPPING.CO.UK



# SHOP ELGIN

ST GILES SHOPPING CENTRE

HIGH STREET • ELGIN • MORAY IV30 1EA

# THE FOCAL POINT OF ELGIN'S PRIME RETAIL PITCH



Approximately 78,000 sq ft / 7,246 sq m of retail space with direct access from High Street.



Established retailers and small specialist outlets all under one roof in a relaxed, friendly environment.



Strong employment demographic including tourism, whisky, food and the UK's largest RAF base.



Direct access to 250 space multi-storey car park on Alexandra Road.



Over 20 stores including O2, Waterstones, Superdrug, Mountain Warehouse, Subway and Argos.



Popular tourist destination with Cairngorm National Park and Malt Whisky Trail close by.



Access to Elgin Bus Station from ground floor of Centre.



Food-court with seating areas.



Flexible commercial deals available.

# LOCATION & TRANSPORT

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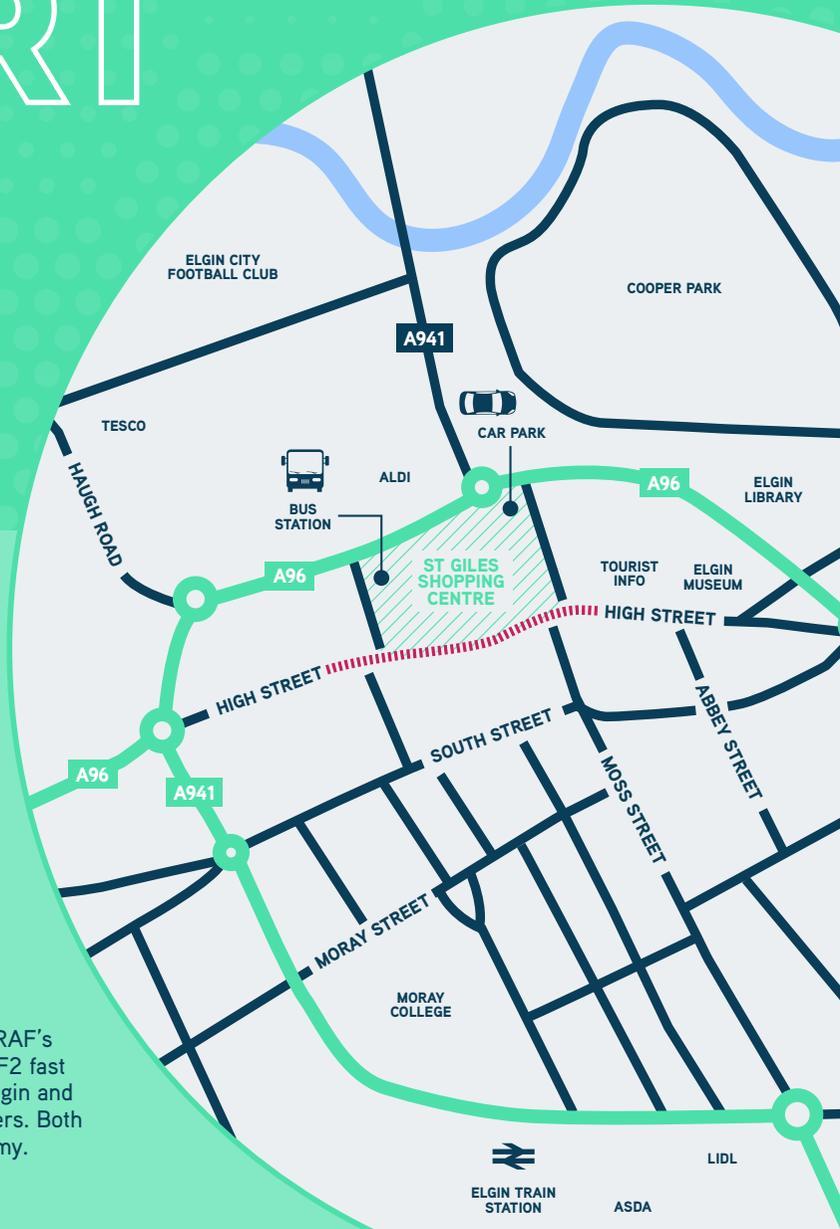
Elgin is the administrative and commercial centre for the Moray district. It is situated on the southern coast of the Moray Firth on the A96 trunk between Inverness and Aberdeen. Inverness is 40 miles to the west, with a journey time by road of approximately one hour, and Aberdeen is 65 miles to the southeast, with a journey time of one and a quarter hours.



The city is served by train links to both Aberdeen and Inverness on the National Rail Network. Both cities provide domestic and international flights from their respective airports.

The town sits in the world famous Speyside Whisky country and hosts famous brands such as Glen Moray Distillery, Gordon & MacPhail, Johnstons of Elgin Cashmere, Baxters Soups and Walkers Shortbread. It is a popular tourist destination with the Cairngorm National Park and Malt Whisky Trail very close by.

Nearby Elgin is RAF Lossiemouth, home to 5 aircraft squadrons including 617 Squadron, the famous Dambusters. It is one of the RAF's biggest bases and the main base for Tornado GR4s and Typhoon F2 fast jets. Kinloss Barracks, a former RAF station, is 8 miles west of Elgin and is home to the 39 Engineer Regiment (Air Support) Royal Engineers. Both military establishments contribute significantly to the local economy.





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# AT THE HEART OF PROSPEROUS ELGIN

Elgin is the commercial and administrative capital of the Moray area. It has a population of 94,750 people within the area (source: National Records of Scotland) and the population is expected to increase by approximately 10% within the next twenty years. In order to cope with the recent population expansion, and the anticipated future expansion, in excess of 1,000 new houses have been developed within the last five years and there are plans to provide the in excess of 2,500 additional houses in the future.

The area has consistently reported unemployment figures below the UK average. Major employers within the area include the whisky distilleries, the public sector, the RAF, the Army, the tourism sector and a number of large, locally based manufacturers such as Baxters Foods and Walker's shortbread.



# 100% PRIME PITCH

St Giles Shopping Centre is the focal point of Elgin retail offer and the prime retail pitch. It is positioned midway along the pedestrianised section of the High Street on its northern side. Nearby, retailers include Boots, Mackays, Starbucks and Clydesdale Bank.

One of the main car parking areas within the city centre, which is operated by the Council and provides a total of 250 car spaces, connects directly into the centre and is accessed off Alexandra Road to the north. The city's bus station is also located to the rear of the centre, with direct links through to the High Street.



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The St Giles Centre was constructed in 1991 and provides modern retail accommodation behind an attractive, retained front, which is Grade C listed. Vacant rates are not payable on listed buildings in Scotland and potential purchasers are advised to enquire directly with the Council as to whether vacant rates would therefore be payable on the Centre.

The Centre totals approximately 7,246 sq m (78,000 sq ft) of retail accommodation with direct access off the High Street and alternative accesses off Alexandra Road and St Giles Road. There is also direct access from the scheme to the Council operated, multi-storey car park on Alexandra Road, whilst the rear exit from the lower ground floor leads pedestrians directly into the bus station.

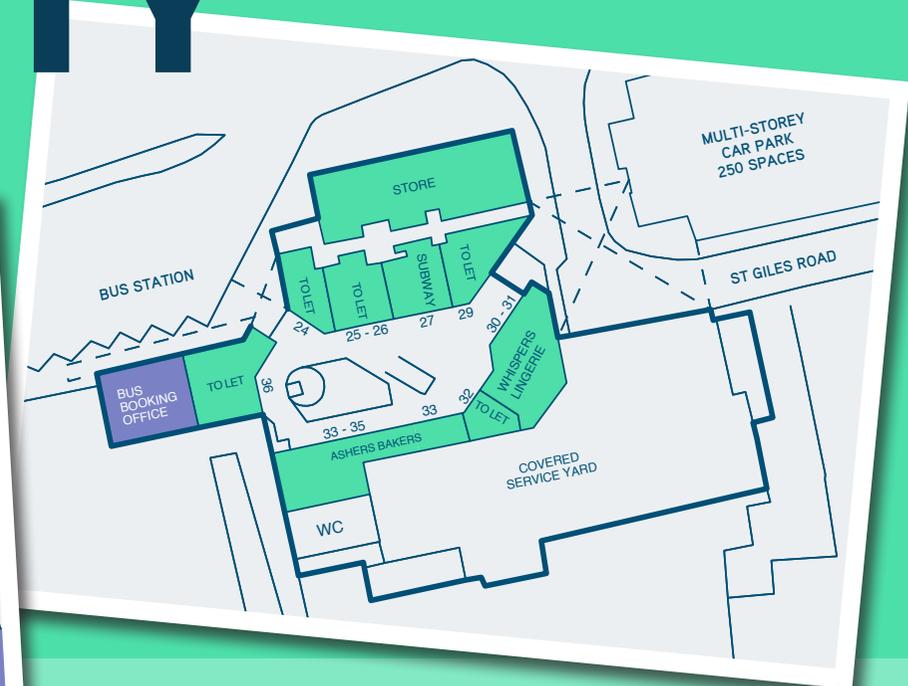
There is a covered service yard accessed off St Giles Road to the rear of the building.

The Centre provides retail accommodation on two levels: The upper mall provides four retail units fronting onto the High Street, with a double sided mall running from the High Street to a central atrium with lift, stairs and escalators to the lower mall area and food court.



# AVAILABILITY

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LOWER MALL

Unit	Size (sq ft)	Rent (pa)	Service Charge	Rates Payable
1	Grd: 2,499 1st: 2,450 Mezz: 450	£65,500	£42,000	£32,600
4	Grd: 1,572 1st: 1,270	£40,000	£22,400	£19,671
7	Grd: 3,252 1st: 3,342	£65,500	£46,000	£30,620
13	Grd: 2,400	£45,000	£17,500	£22,036
14	Grd: 1,422 L/Grd: 45 Mezz: 97	£30,000	£9,982	£16,558
15/16	Grd: 2,192 1st: 2,914	£50,000	£25,300	£28,000
Lower Mall				
24	Grd: 565	£12,500	£3,755	Nil*
25/26	Grd: 477	£12,000	£3,434	Nil*
29	Grd: 969	£17,500	£6,227	Nil*
32	Grd: 277	£7,500	£2,427	Nil*
36	Grd: 1,076	£18,500	£7,200	£9,400

\* assumes small business rates relief.

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# FURTHER INFORMATION



## TERMS

The landlord will adopt a flexible letting strategy to suit both parties.

## VAT

Vat is applicable to all rent figures.

## FURTHER INFORMATION

Please contact the joint agents.



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