

RIVERSIDE PARK, ELGIN



**Prime Roadside Development Land For Sale
or New Builds To Let / For Sale**

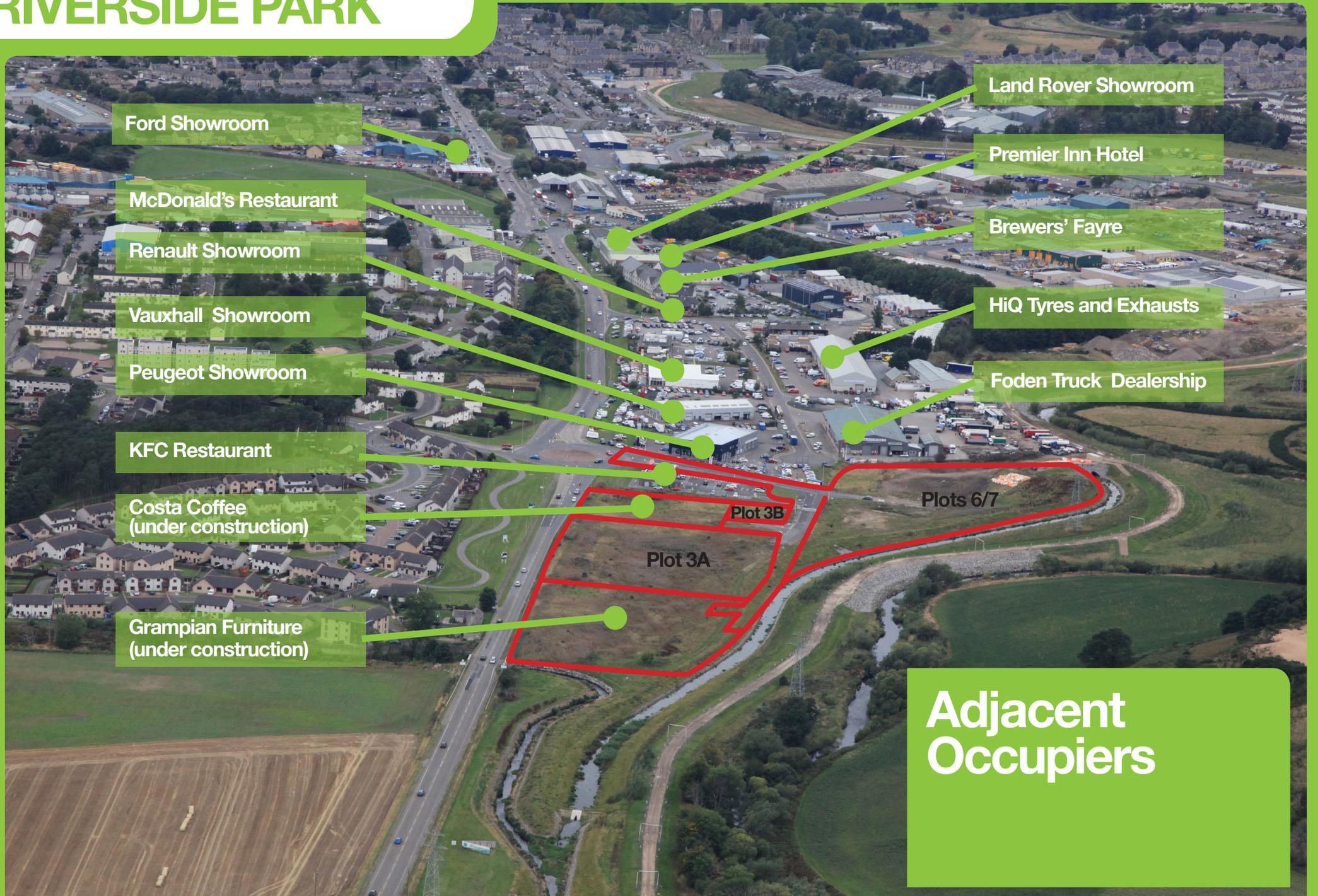
Griffin

Webster

PROPERTY CONSULTANTS

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RIVERSIDE PARK



Ford Showroom

McDonald's Restaurant

Renault Showroom

Vauxhall Showroom

Peugeot Showroom

KFC Restaurant

Costa Coffee
(under construction)

Grampian Furniture
(under construction)

Land Rover Showroom

Premier Inn Hotel

Brewers' Fayre

HiQ Tyres and Exhausts

Foden Truck Dealership

Plot 3B

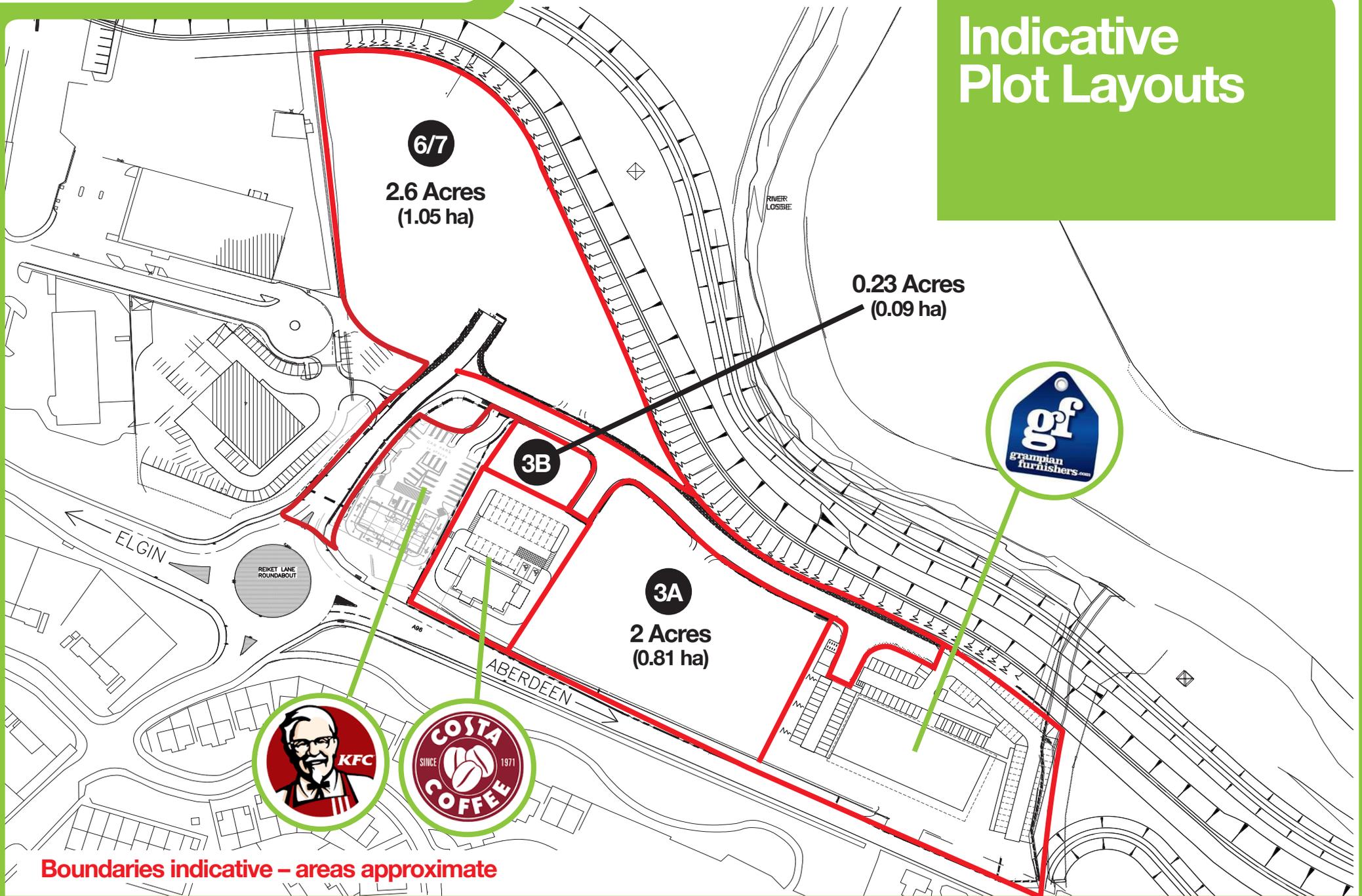
Plot 3A

Plots 6/7

Adjacent
Occupiers

RIVERSIDE PARK

Indicative Plot Layouts



Boundaries indicative – areas approximate

RIVERSIDE PARK

Location

The City of Elgin is the retail, commercial and industrial centre for Morayshire. It lies 188 miles north of Glasgow; 66 miles (1hour 30 min drive) north west of Aberdeen and 39 miles (1 hour drive) east of Inverness. Elgin has a population in excess of 23,000 and a large catchment approaching 100,000.

The property is situated in a prominent roadside location on the north of the A96 Trunk Road which is the eastern gateway to Elgin and the primary arterial route between Inverness and Aberdeen. The site is approximately 1.5 miles from the city centre and accessed from a major roundabout on the A96.

Our clients facilitated the development of a KFC and are building a Costa Coffee drive thru with a 30,000 sq.ft. Grampian Furniture Store also under construction. Adjacent occupiers include Peugeot, Vauxhall and Renault Dealerships, McDonalds hamburgers, Brewers Fayre, and a Premier Inn Hotel, recently extended to 93 beds.

The Development Site

Riverside Park has a frontage in excess of 290 metres to the A96 and the remaining sites extend in total to approximately 4.83 acres / 1.95 hectares. The available sites are greenfield and plot boundaries can be altered to meet occupier demand.

Phase One of the roads and services have been developed with the final Phase Two under construction.

Planning

An outline mixed commercial use consent was granted for Classes 2, 3, 4, 5, 6, 7 and 11. A wide range of traditional roadside and commercial / leisure uses would be considered by our clients. Planning enquiries should be directed to the Agents or Moray Council.

Services

A 1000 kW electricity sub station has been installed on the property and water, drainage, sewers, and telecoms are available within the Site.

Terms

Our client will consider selling their heritable (freehold) interest in individual plots or in combination to meet purchaser's requirements. Alternatively design and build proposals to let or for sale would be considered subject to use and covenant status.

Further Information

For further details of viewing, site conditions, planning and disposal terms please contact sole agent:

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