

RIVERSIDE PARK, ELGIN



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

Griffin

Webster

PROPERTY CONSULTANTS

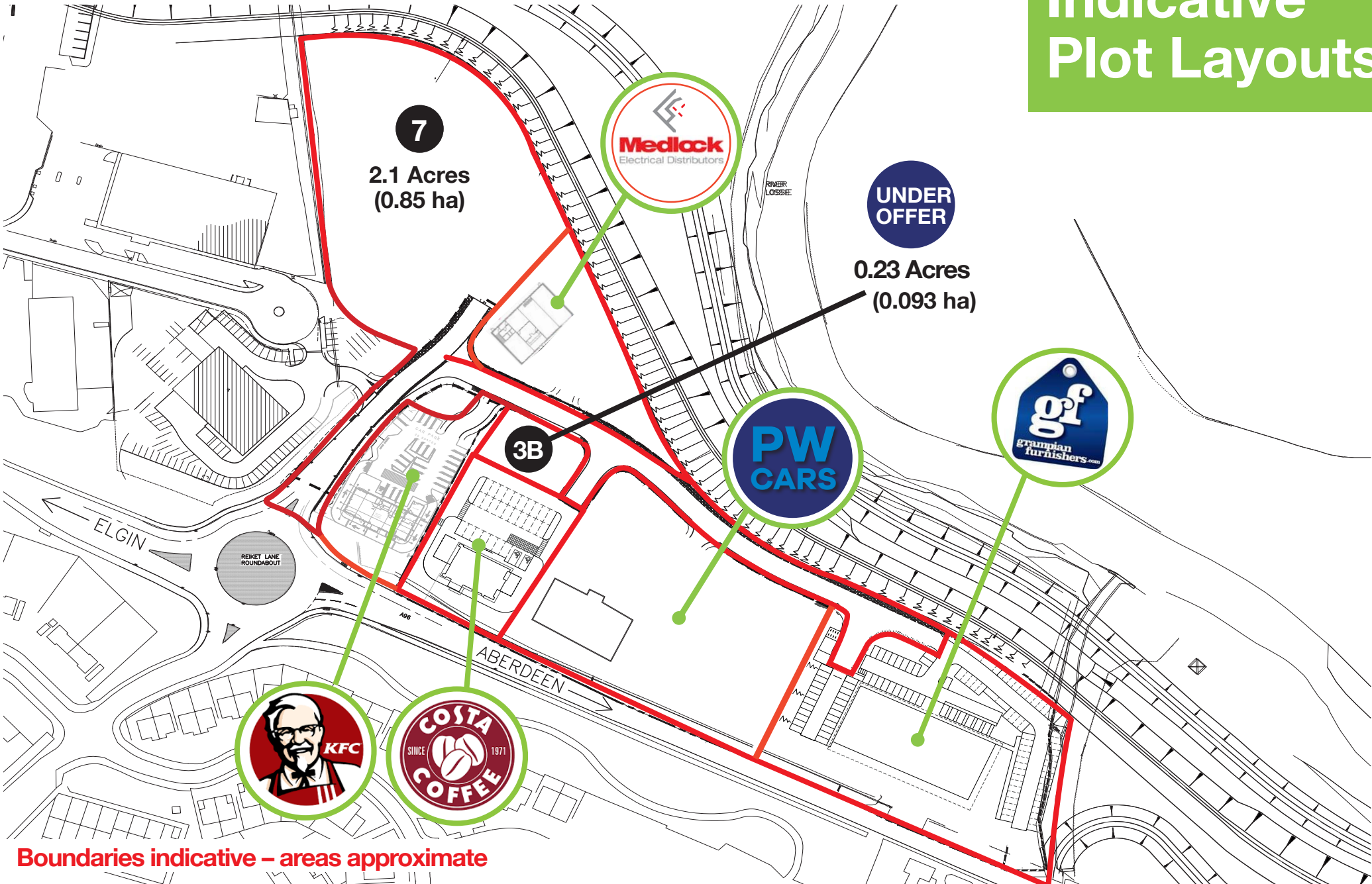
0141 248 7808

RIVERSIDE PARK



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.

The Park contains a KFC Drive Thru, Costa Coffee Drive Thru, PW Car Showroom, 30,000 sqft Grampian Furnishers store and a Medlock Electrical trade counter. 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 range between approximately 2.1 acres/ 0.85 hectares and 0.23 acres / 0.093 ha. Available plots can be divided into smaller parcels subject to development constraints.

Planning

An outline mixed commercial use consent was granted for Classes 2, 3, 4, 5, 6, 7 and 11. A wide range of commercial, industrial and 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, gas drainage, sewers, and telecoms are available within the Park.

Terms

Our client will consider selling or letting their heritable (freehold) interest in plots 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:

Greg Dykes / David Griffin

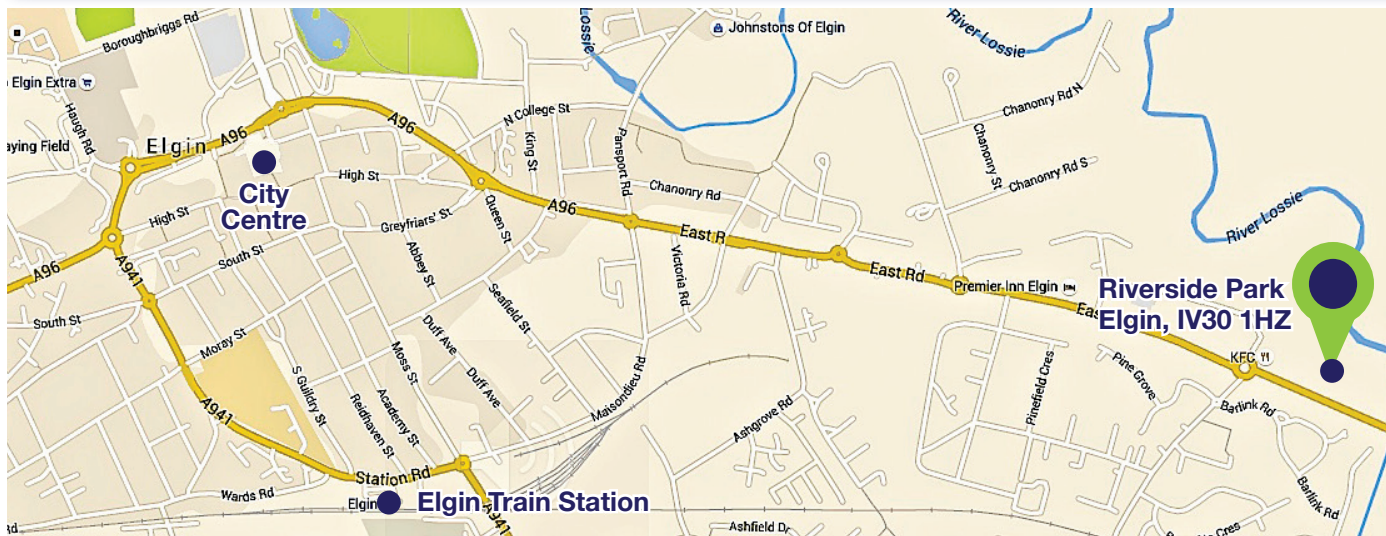
Griffin Webster

Tel: 0141 248 7808

Greg Mobile: 07447 983 400

David Mobile: 07808 148 957

E-mail: greg@griffinwebster.co.uk



Important notice relating to the Misrepresentation Act 1967 and the Property Misdescriptions Act 1991: Griffin Webster, on its behalf and of to or after sellers of lessors of this property whose agents they are, give notice that: **1.** the particulars are set out as a general outline only for guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. **2.** all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. **3.** no person employed by Griffin Webster has any authority to make or give any representation or warranty to whatever in relation to this property.

