

# TO LET

UNIT 1, LOSSIEMOUTH MEDICAL CENTRE  
LOSSIEMOUTH IV31 6TU

ON THE INSTRUCTIONS OF



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consultancy

Chartered Surveyors & Commercial Property Consultants

## LOCATION

The subjects are situated on the west side of Muirton Road adjacent to the Lossiemouth Medical Care and RAF Lossiemouth. The town itself has a population in the region of 6,873 persons although the town is synonymous with the airbase.

## DESCRIPTION

The premises comprise a newly built single storey ground floor unit which has been completed to a shell specification ready for tenant's fit-out.

## ACCOMMODATION

ACCOMMODATION	METRIC	IMPERIAL
Frontage	13.79 m	45 ft 3in
Depth	10.97 m	36 ft
Total Gross Floor Area	151.33 m <sup>2</sup>	1,629 ft <sup>2</sup>

## LEASE DETAILS

Subject to client's approval it is proposed to arrange a full repairing and insuring sub-lease for a negotiable term incorporating rent reviews at 3 yearly intervals. It is anticipated that there will be an initial term of 3 years.

## RENT

Upon application.

## EPC

Current rating = C+  
EPC available upon request.

## RESTRICTIONS

Our clients have imposed the restriction upon the premises being used as a pharmacy although other health related uses will be considered.



## RATES

### RATES

The subjects will require to be reassessed for rating purposes.

RATEABLE VALUE

To be reassessed

CPC gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the ingoing tenant should rely upon their own enquiries with the Local Rating Authority.

## LEGAL COSTS

Each party shall be responsible for their own legal costs incurred with this transaction. The ingoing tenant will be responsible for Land and Buildings Transaction Tax (LBTT), registration dues and VAT incurred thereon.

## VAT

All prices, rents and premiums quoted are exclusive of VAT at current rate.

## VIEWING

All arrangements to view the premises are **STRICTLY** by prior arrangement.

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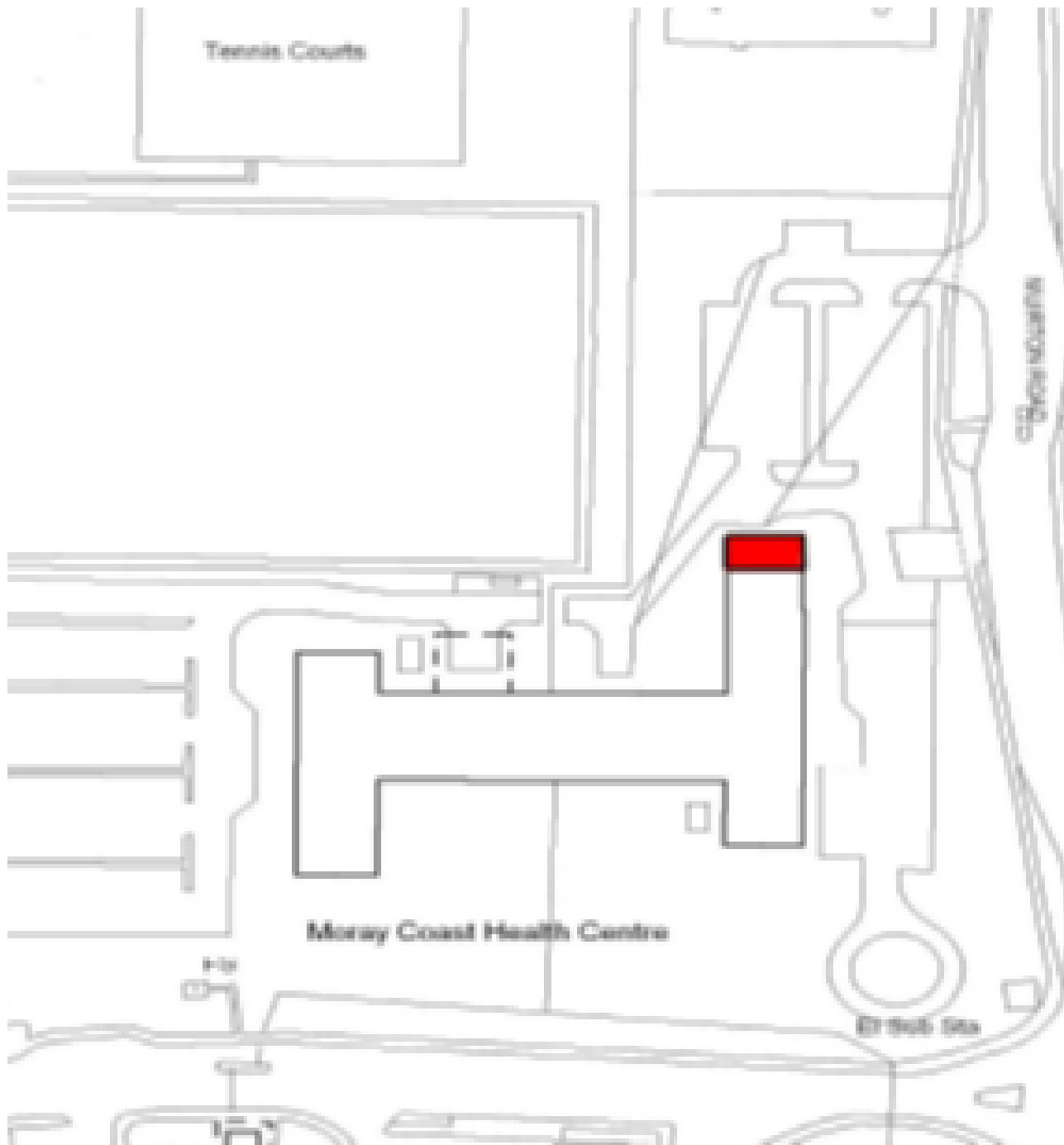
## Blar Mhor Health Centre, Caol FORT WILLIAM PH33 7AQ

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