

# Ryden

## FOR SALE

**SUBSTANTIAL VICTORIAN  
PROPERTY SUITABLE FOR A  
VARIETY OF PURPOSES  
524.13 SQ M (5,641.68 SQ FT)**



**WINCHESTER HOUSE  
1 KING STREET  
ELGIN, MORAY  
IV30 1EU**

**SUBSTANTIAL VICTORIAN  
PROPERTY**

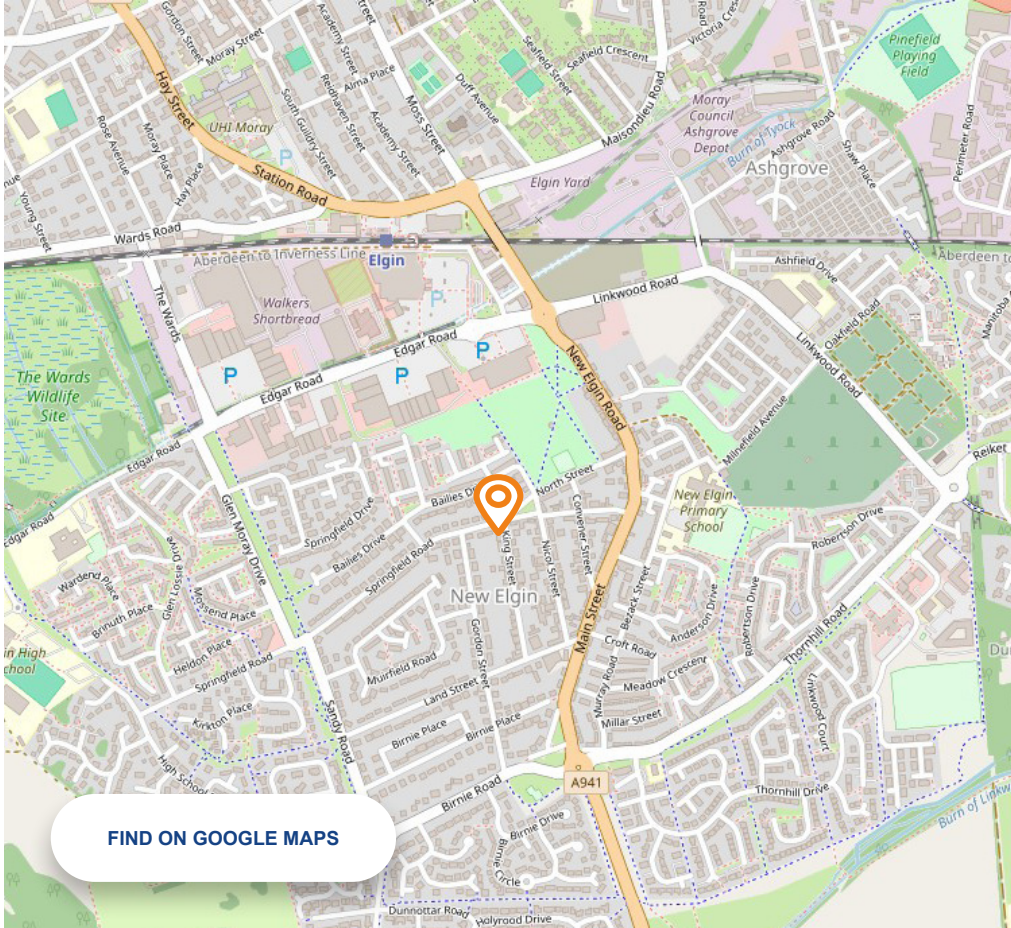
**ACCOMMODATION OVER 3  
FLOORS**

**PROMINENT LOCATION  
OVERLOOKING ELGIN  
CATHEDRAL**

**SUITABLE FOR A VARIETY OF  
PURPOSES**

**LARGE CAR PARK**

[FIND OUT MORE AT RYDEN.CO.UK](https://www.ryden.co.uk)



## LOCATION

Winchester House, located at King Street in Elgin is advantageously situated near the A96, a major thoroughfare that enhances its accessibility and visibility, crucial for commercial success.

Elgin, a vibrant and historic market town, serves as the administrative and commercial hub of Moray. It boasts a population of approximately 21,000 residents and offers a comprehensive array of amenities. The town is home to numerous primary and secondary schools, a hospital, and extensive health and social services, making it a community-orientated location. Additionally, Elgin features a variety of shopping options, from high street chains to local boutiques, alongside a wide range of sports and leisure facilities.

## THE PROPERTY

Winchester House presents a substantial Victorian building with modern extensions, currently serving as a versatile commercial space. Located in the bustling market town of Elgin, this property offers a blend of historical charm and contemporary functionality, making it suitable for a variety of uses.

The main entrance on King Street leads up to a grand reception hall, flanked by former reception rooms with tall ceiling and ornate corning, ideal for high-profile offices or client-facing areas. The building includes two rear hallways; one provides access to two small classrooms within the modern extension, while the other leads to a well-equipped kitchen, WC, and a rear door with a ramp for disabled access.

The lower ground floor is accessible via a side entrance porch that opens to a central hallway, with stairs leading to the first floor. This level hosts three sizable reception/public rooms, a kitchen, a toilet, and a unique built-in working bank safe, adding a distinctive feature to the property.

## RATEABLE VALUE

The subjects are entered in the current Valuation Roll with a Rateable Value of £30,250 effective from 01-APR-23.

## PRICE

On application.

## EPC

The subjects have an EPC Rating of G.

A copy of the EPC and Recommendations Report can be made available upon request.

## ENTRY

Immediate.

## VAT

Unless otherwise stated, all prices and premiums are quoted exclusive of Value Added Tax (VAT). Any intending purchaser must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the purchaser being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

**PROMINENT  
LOCATION  
OVERLOOKING  
ELGIN  
CATHEDRAL**





Floor 0



Floor 1



Floor 2



**FOR SALE**  
**SUBSTANTIAL**  
**VICTORIAN**  
**BUILDING**  
**524.13 SQ M**  
**(5,641.68 SQ FT)**



**WINCHESTER HOUSE**  
**1 KING STREET**  
**ELGIN, MORAY**  
**IV30 1EU**

# GET IN TOUCH

Please get in touch with our letting agent for more details.

**Arron Finnie**

T 07880 716 900

E [arron.finnie@ryden.co.uk](mailto:arron.finnie@ryden.co.uk)

**Scott Farquharson**

T 07384 543 094

E [scott.farquharson@ryden.co.uk](mailto:scott.farquharson@ryden.co.uk)

**Ryden**

The Capitol  
431 Union Street  
Aberdeen  
AB11 6DA

01224 588 866

[ryden.co.uk](http://ryden.co.uk)

---

# Ryden

---

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives /exchange, required to enable the agents to meet their respective obligations under the Regulations. Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatsoever in relation to this property. **September 2025**

---

