



# Moray Council

## Housing & Property Services

Council Offices  
High Street  
Elgin  
IV30 1BX

# TO LET

## OFFICES

### 239 HIGH STREET, ELGIN



#### Description

This 3 storey traditional stone and slate tenement has a total net internal floor area of 179m<sup>2</sup> and is situated on a prominent corner site at West end of Elgin High Street.

#### Rent

Offers over £13,000 per annum *to lease*.

*Any party wishing to submit an offer should first note their interest. Full instructions on submitting an offer will subsequently be issued only to parties who have noted interest.*

### **Further Description**

This 3 storey traditional stone and slate tenement property is currently laid out for use as a restaurant with flat above. The property has traditional timber single glazed windows, a gas boiler wet radiator central heating system throughout, and comes with fixtures and fittings for use as a restaurant.

### **Accommodation**

(Click on links below to see all floor plans)

#### **Ground Floor**

Front Shop	47.3m <sup>2</sup>
Disabled WC	3.6m <sup>2</sup>

#### **1st Floor**

Kitchen/Pantry	25.5m <sup>2</sup>
Store Room	17m <sup>2</sup>
Lounge	10.4m <sup>2</sup>
Toilet	3.6m <sup>2</sup>

#### **2nd Floor**

Store 1	13.8m <sup>2</sup>
Store 2	13.4m <sup>2</sup>
Store 3	13.2m <sup>2</sup>
Bathroom	9.5m <sup>2</sup>

### **Services**

The property is served by mains electricity, water, sewerage and gas. The premises are heated using a gas boiler wet radiator heating system. Purchasers are required to satisfy themselves as to the condition and suitability of the central heating system and all services.

### **Lease Terms**

The premises are offered on the basis that the tenant will accept the premises in their current condition and will maintain the property in the same condition for the lease period. Council will look at improving the buildings energy efficiency in partnership with the tenant with current preference being loft insulation upgrade and installation of secondary glazing.

Lease period - The Council will consider lease periods from year to year upwards.

Rent - The rent will be reviewed every 3 years.

Legal Fees - The Council's reasonable legal expenses in any lease will be recovered from the tenant.

Buildings Insurance - The Council will arrange the building insurance and recover the cost of that insurance from the tenant. All other types of insurance cover must be provided by the tenant.

Permitted uses - Permitted uses will be limited to use Classes 1, 2 and 3 (refer to Planning section below for more details). No residential use will be permitted.

Fixtures - Fixtures and fittings will be included with lease and should be maintained by tenant.

### **Non Domestic Rates (NDR)**

The property is currently entered in the Valuation Roll, effective from 1 April 2023, at a Rateable Value of £7,400. Council Tax Band for residential element is Band C.

#### **Reliefs**

Here is a link to the Council's Non Domestic Rates Team website where you can access information on NDR including the various potential reliefs available and on how to apply for any reliefs [http://www.moray.gov.uk/moray\\_standard/page\\_2272.html](http://www.moray.gov.uk/moray_standard/page_2272.html)

Your attention is directed in particular to the Scottish Government's [Small Business Bonus Scheme](#), which is intended to assist small businesses - it is possible that you may be eligible rates relief up to 100%.

For further information contact Moray Council's Non Domestic Rates Team on 01343 563456, or alternatively email them on [ndr-enq@moray.gov.uk](mailto:ndr-enq@moray.gov.uk)

### **Energy Performance Certificate**

An Energy Performance Certificate has been obtained for the premises which rated the property as a "G" rating as at 2011. A copy of the Certificate and the Recommendation Report is available via this [link](#). A refresh report has also been instructed and is currently awaited and a copy will be provided in due course.

### **Planning and Building Standards**

The current use of the property is mixed restaurant (Class 3) with residential use. Planning Permission would not therefore be necessary for similar uses. Any proposal to use the property for other purposes would require consent for change of use in terms of Planning and Building Control legislation, which the applicant must obtain themselves. Similarly any proposal to alter or extend the existing buildings or develop the adjoining site shall require Planning Consent and Building Warrant which the purchaser must obtain.

The buildings are Listed Category C(s) and accordingly any alterations to the buildings would require Listed Buildings Consent.

It should be noted that the above advice is purely for guidance and is entirely without prejudice to the consideration of any formal applications for Planning Consent, Listed Buildings Consent or Building Warrant by the Moray Council.

Further advice on Planning issues is available via this link [http://www.moray.gov.uk/moray\\_standard/page\\_41734.html](http://www.moray.gov.uk/moray_standard/page_41734.html) You can also contact the Council's Planning Service at Development Management, Economic Growth and Development, Moray Council, PO Box 6760, IV30 9BX. Tel: 0300 1234561 Email: [development.control@moray.gov.uk](mailto:development.control@moray.gov.uk) Planning Officers are available between 2pm and 4pm Monday – Friday via telephone number 0300 1234561.

Further advice on Building Standards issues is available via this link [http://www.moray.gov.uk/moray\\_standard/page\\_79069.html](http://www.moray.gov.uk/moray_standard/page_79069.html) You can also contact the Council's Building Standards Service - Email: [buildingstandards@moray.gov.uk](mailto:buildingstandards@moray.gov.uk) Tel: 0300 1234561. Building Standards Officers are available between 2pm and 4pm Monday – Friday via telephone number 0300 1234561.

### **Further Details/Viewing**

For further details or to arrange a viewing please complete the following [form](#), and Alexander Burrell, the Estates Surveyor managing this property, will be in contact shortly. Alternatively you may call Alex on 07967 748944 or email [alexander.burrell@moray.gov.uk](mailto:alexander.burrell@moray.gov.uk)

All parties interested in submitting an offer should note their interest in writing to the Asset Manager (Commercial Buildings), Moray Council, Council Offices, High Street, Elgin, IV30 1BX or by e-mail [estates@moray.gov.uk](mailto:estates@moray.gov.uk)

It should be noted that the Council is not obliged to accept the highest or any offer.

### **Data Protection**

Here is a link to the Council's Privacy Notice setting out the Council's approach to the use of personal data in the Lease process – [link](#)

### **Disclaimer**

This information does not constitute a representation, warranty or offer and will not form part of any contract which may ensue. The information provided here is purely intended to give a fair and reasonable description of the subjects and prospective purchasers must satisfy themselves with regards to the accuracy of any statements contained in the above particulars.