



The Moray Council Housing & Property

Council Offices
High Street
Elgin
IV30 1BX

LEASE/SALE

FORMER FLOOD CONTRACTOR DEPOT, GRAMPIAN ROAD, ELGIN



Description

The property is a large fenced part-surfaced site extending to a total of approximately 3,510m² (0.867 acres) comprising a yard together with a single storey detached workshop/storage building with 3 sliding vehicular access doors at the front. Internally the building extends to approximately 307m² (3,304ft²) measured on a Gross Internal Area basis.

The property does not currently have power so a new electricity supply and meter will need to be provided by the incoming tenant. The building does not currently have a connection to any water services so connections will need to be provided by the incoming tenant from the existing services understood to be located within the yard if required. Service information is available on request.

The Council is looking to grant a 99 years Ground lease for the redevelopment of the premises but may also consider offers to purchase the premises.

Rent

Rental offers in the region of £13,000 per annum payable monthly in advance will be considered for a 99 years Ground Lease for the redevelopment of the site.

Lease Terms

The Council will consider offers for the redevelopment of the site on the basis of a 99 years Ground Lease, on terms to be agreed.

The rent will be payable monthly in advance with the 1st two months' rent payable on entry.

The rent will be reviewed every 5 years.

The tenant will be responsible for the payment of rates and all other services and outgoings arising from the use of the premises.

Rateable Value

The current Rateable Value from 1 April 2017 is £19,750 for the site as a yard.

For further information on rates please contact Moray Council's Non-Domestic Rates Team on (01343) 563194/3195 or alternatively e-mail them on

ndr-eng@moray.gov.uk

Energy Performance Certificate

The existing building is unheated so no Energy Performance Certification is required for the premises.

Sale Terms

The Council may also consider offers to purchase the property

Planning Use

The premises have a current planning consent for use as a contractor's depot associated with the Elgin Flood Alleviation Scheme, which the Local Planning Authority has confirmed is a sui generis use. Therefore any other use or redevelopment will require planning consent. The site is designated for industrial/commercial use within an area of mixed use in the Local Plan.

For further advice on any Planning issues please visit the Council's web site via this link http://www.moray.gov.uk/moray_standard/page_41669.html or contact the Duty Officer Tel: 0300 1234561 between 2pm and 4pm Mon-Fri.

For further advice on Building Control issues please contact the Duty Officer, Building Standards Section, Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Tel No 0300 1234561 between 2pm and 4pm Mon-Fri.

Fees

In accordance with the Council's normal practice the tenant will be responsible for the Council's reasonable legal fees in connection with any lease that proceeds as well as any Land and Buildings Transaction Tax, if applicable, and registration due.

Further Details

For further details or to arrange to view the premises contact the Estates Manager, The Moray Council, Council Offices, High Street, Elgin, IV30 1BA. Tel 03001234566 or Email: tim.barry@moray.gov.uk

Title

The Council's Title to the property can be viewed by arrangement by contacting Georgina Anderson, Solicitor (Property & Contracts), Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Tel No (01343) 563078

Noting Interest

All parties interested in submitting an offer for lease or purchase should note their interest in writing with the Estates Manager, Council Offices, High Street, Elgin, IV30 1BX. Parties noting interest will be sent details of the closing date, once this has been set, together with details of the procedure for the submission of formal offers.

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 lessees of purchasers must satisfy themselves with regards to the accuracy of any statements contained in the above particulars

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



Any intending offerers must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. In accordance with the Requirements of the Writings (Scotland) Act 1995 these particulars are neither intended to create nor to be relied upon as creating any contractual relationship or commitment. Any contract shall only be entered into by way of missives between respective Solicitors.

