

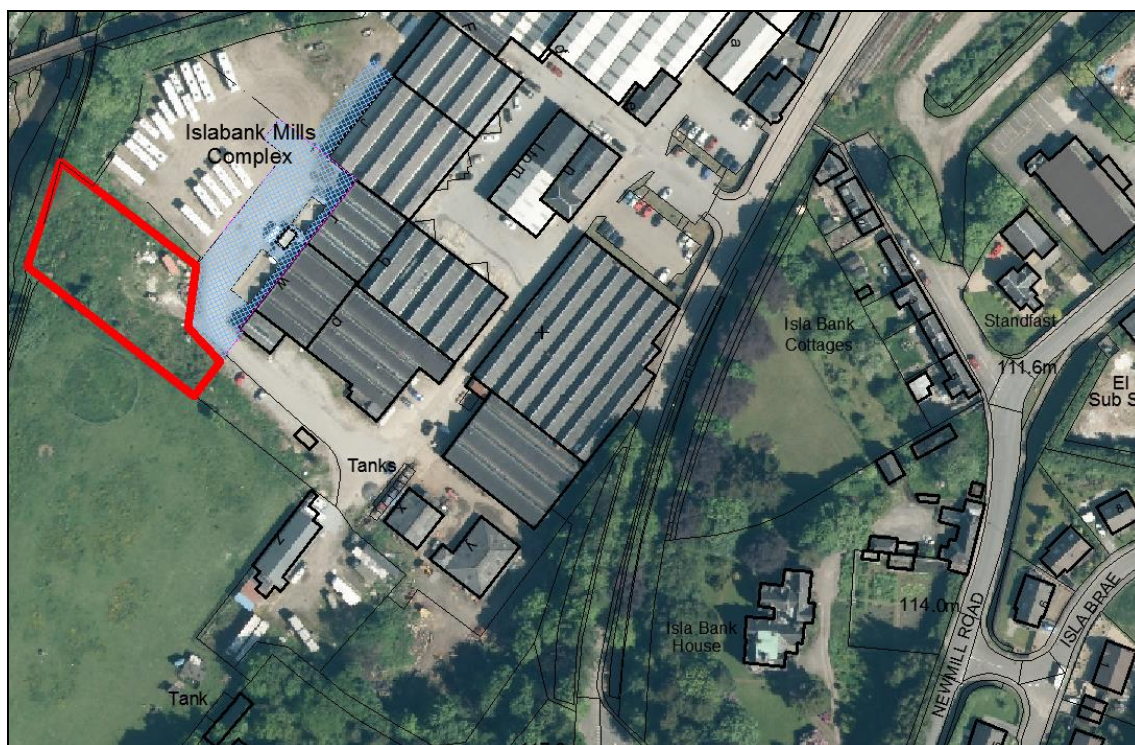


The Moray Council Housing & Property

Council Offices
High Street
Elgin
IV30 1BX

TO LET

COMPOUND, ISLA BANK MILLS, STATION ROAD, KEITH



The property comprises a fenced yard extending to 1,720sqm (0.425 acres) of which some 1,300sqm (0.33 acres) is useable. The yard is surfaced with hardcore and is securely fenced. Access is via a double steel security gate.

The Council will accept offers for storage purposes only.

Rent

Rental offers at or over £3,300 per annum + VAT payable monthly in advance will be considered.

Lease Terms

The property is offered on the basis that the tenant will accept the premises in their current condition and will be responsible for all maintenance and repair of the premises subject to any defects identified in the Condition Schedule.

The Council is flexible in regards to the lease period and will consider leases from month to month upwards.

The rent will be payable monthly in advance with the first 2 month's rent payable on entry. The rent will be reviewed every 3 years.

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

Services

There are no services currently on site.

Fees

In accordance with the Council's normal practice the tenant will be responsible for the payment of 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 dues.

Rateable Value

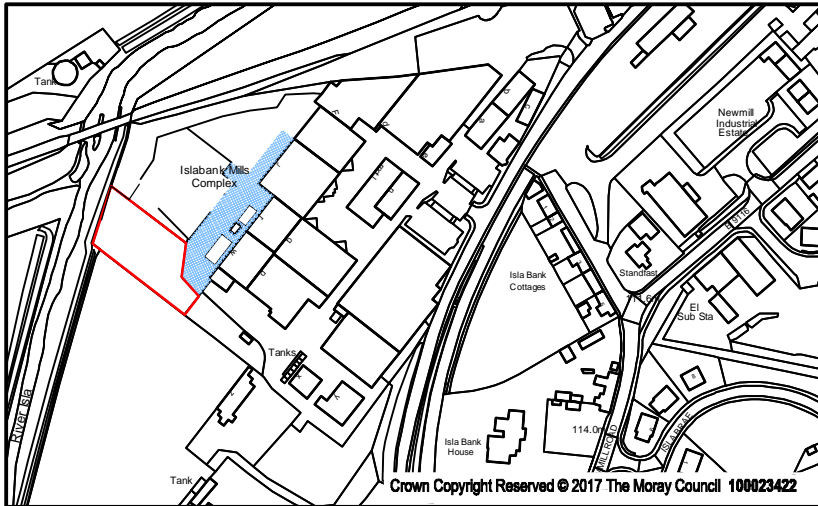
The rateable value of the property is currently £2,600. The tenant may be eligible to apply for up to 100% rates relief in respect of these premises under the Small Business Bonus Scheme. For further information on rates please contact Moray Council's Non-Domestic Rates Team on (01343) 563194/3195 or alternatively e-mail them on ndr-enq@moray.gov.uk.

Further Details

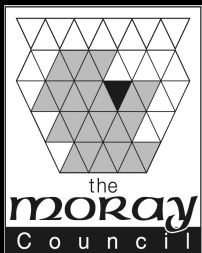
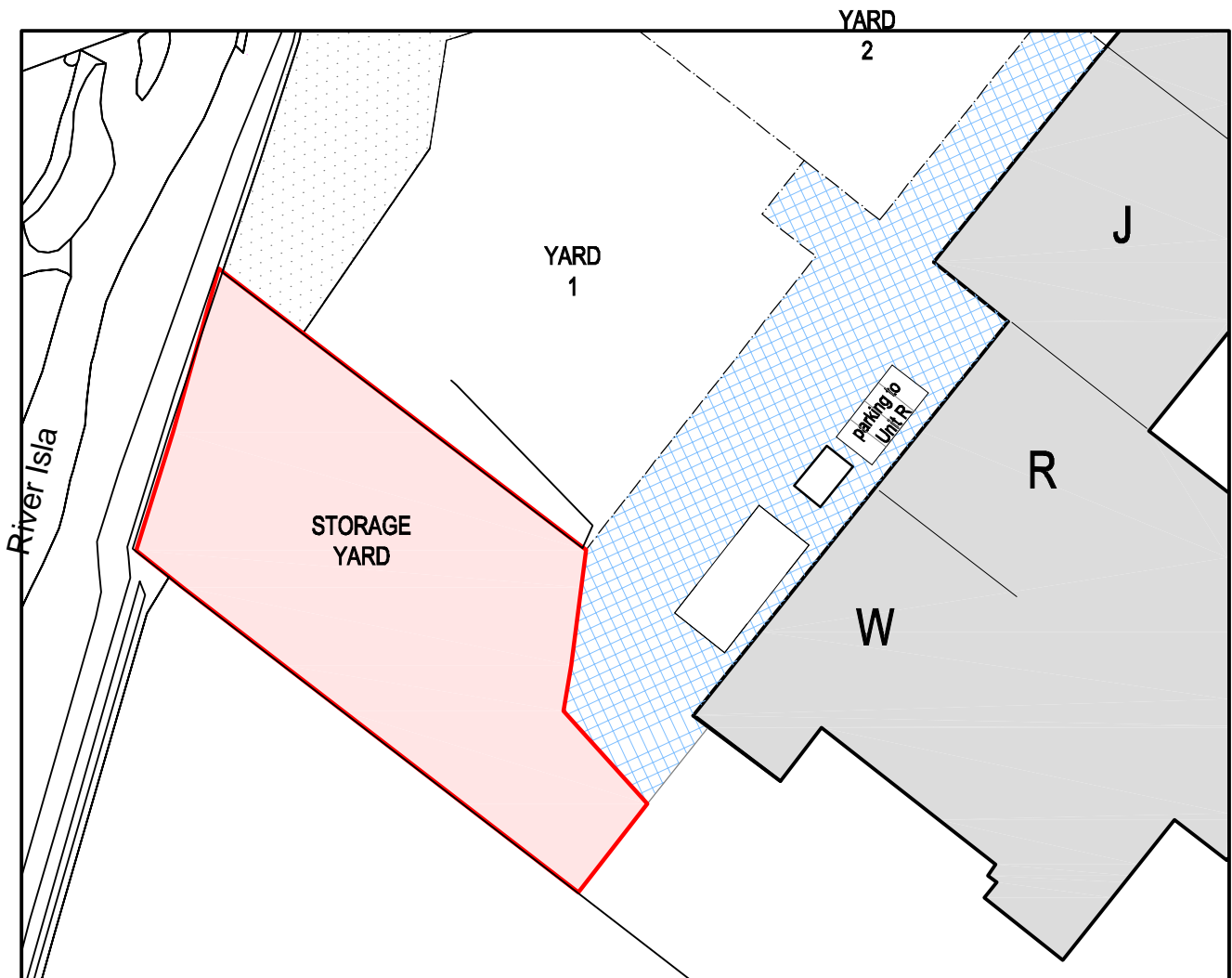
For further details contact the Estates Manager, Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Tel 0300 1234566 or e-mail alexander.burrell@moray.gov.uk.

All parties interested in submitting an offer for lease should note their interest in writing with the Estates Manager, Moray Council, Council Offices, High Street, Elgin, IV30 1BX. Parties noting an interest will be provided with instructions on how to submit their initial proposal in due course. All parties whose proposals are considered acceptable will be sent details of a closing date, once this has been set, together with details for the procedure of submission of offers and an official tender envelope.

Any parties intending to submit an offer 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.



LOCATION PLAN



Property For Let

**Storage Yard (west of Unit W)
Isla Bank Mills
Keith**

**Housing & Property Services
Estates**

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