



## The Moray Council Housing & Property

Council Offices  
High Street  
Elgin  
IV30 1BX

**TO LET**

### **11 MARCH ROAD EAST, BUCKIE MARCH ROAD INDUSTRIAL ESTATE, BUCKIE**



#### **Description**

The property comprises a single storey detached store with office accommodation and toilet facilities. Access is via a timber pedestrian door. The store is 67sqm and the office is 17.8sqm. The site comprises a secure compound of approximately 2,700sqm, mainly surfaced with concrete and bounded by a steel palisade fence to 1.8m. Access to the yard is via a large double steel palisade gate.

## **Lease Terms**

The premises are offered on the basis that the tenant will accept the unit in its current condition and will be responsible for all maintenance and repair of the building subject to a Condition Schedule.

The Council is flexible on lease periods and will consider any length of lease required from month to month upwards.

The rent will be payable monthly in advance with the 1st two months' rent payable on entry. The rent will be reviewed every 3 years.

The Council will arrange the building insurance cover and recover the cost of the annual premium from the tenant. Other insurance cover must be provided by the tenant as applicable.

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

The unit has planning consent for general industrial, storage and distribution uses as defined in classes 5 and 6 of the Town & Country Planning (Use Classes) (Scotland) Order 1997. Permitted uses will be limited to uses within Use Classes 5 & 6. However other uses may be considered strictly subject to the tenant being responsible for obtaining any necessary statutory consents for their proposed use and any reinstatement requirements being complied with at the end of the lease.

### **Further Advice:**

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](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 Council practice the tenant will be responsible for the Council's reasonable legal fees in connection with the transaction as well as any Stamp Duty Land Tax, if applicable, and registration dues.

## **Initial Rent**

£12,500 per annum exclusive of rates and outgoings.

## **Rates**

The Rateable Value from 1 April 2017 is £15,500. The Scottish Government announced the introduction of a Small Business Bonus Scheme which commenced on 1 April 2008. The Scheme is intended to assist small businesses and it is possible that you may be eligible for rates relief in respect of these premises. For further information contact Moray Council's Non Domestic Rates Team on (01343 563194/3195 or alternatively e-mail them on [ndr-enq@mail.moray.gov.uk](mailto:ndr-enq@mail.moray.gov.uk)

## **Further Details**

For further details or to arrange to view the premises contact the Estates Manager,

Council Offices, High Street, Elgin, IV30 1BX.

Tel. (0300) 1234566 or E-mail: [ian.walker@moray.gov.uk](mailto:ian.walker@moray.gov.uk)

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



Any intending offerors 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.