

# The Moray Council Property Sales Housing & Property

Council Offices  
High Street  
Elgin  
IV30 1BX

**FOR SALE or LEASE**



**FORMER KEITH SQUASH CLUB BUILDING  
KEITH, AB55 5GF**

**OFFERS TO PURCHASE OR LEASE ARE INVITED**

*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.*

### Location/Description

The property is located in a recreational area adjacent to Keith Golf Club and Fife Park, Keith yet has easy access to the facilities in Fife Keith and the town centre. The site extends to 208 square metres and is shown indicatively outlined in red on the attached plan.

### Accommodation

The building extends to approximately 195 square metres gross external area and comprises 2 squash courts and ancillary male and female changing rooms on the ground floor with kitchen and staff type room on the first floor.

### Grounds

The premises are being sold subject to a shared right of access (with Keith Golf Club) over the access shown coloured blue on the attached plan and a right of car parking in favour of the building over the area shown coloured yellow on the plan.

The premises will be sold subject to a condition that the purchaser and Keith Golf Club shall share the maintenance of the access shown blue on an equitable basis and maintain the access to Moray Council's reasonable satisfaction.

### Services

The property is understood to be served by mains electricity, water and sewerage. There is an oil-fired central heating system. Purchasers are required to satisfy themselves as to the condition and suitability of all services.

### 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 to keep it in no worse condition, with a Condition Schedule to document its current condition.

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 1<sup>st</sup> two months' rent payable on entry. The rent will be reviewed every 3 years.

The Council will arrange building insurance cover and recover the cost of the annual premium from the tenant. Other insurance 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.

In accordance with Council practice the tenant will be responsible for the Council's reasonable legal fees/expenses in connection with the transaction.

### Energy Performance Certificate

Current Rating "G" (Certificate and Report available on request).

## Asbestos Report

Report available on request.

## Rateable Value

The property has been assessed as a squash court and the current rateable value in respect of the property is £3,700. For further information regarding rateable value please contact the Grampian Valuation Joint Board, 234 High Street, Elgin, IV30 1BA, Tel No: (01343) 619819 or alternatively e-mail them on [elgin@grampian-vjb.gov.uk](mailto:elgin@grampian-vjb.gov.uk).

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 up to 100% 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)

## Planning & Building Control

The former use of the property as a squash club falls within Class 11 of the Town Country Planning (Use Classes)(Scotland) Order 1997. Planning Permission would not therefore be needed for similar uses also within Class 11. Any proposals to use the property for other purposes not within Class 11 would require consent for a 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 building may require Planning Consent and Building Warrant, which the purchaser must obtain themselves.

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 and/or Building Warrant by the Moray Council.

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 Control Section, Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Tel No: 0300 1234561 between 2pm and 4pm Mon - Fri.

## Title

The Council's Title to the property can be viewed by arrangement by contacting Fiona McQuillin – Legal Services, The Moray Council, Council Offices, High Street, Elgin IV30 1BX Tel: 01343 563024 or email: [kathryn.macpherson@moray.gov.uk](mailto:kathryn.macpherson@moray.gov.uk)

The purchaser will require to satisfy themselves as to the titles and any conditions contained in them.

## Further Details/Viewing

For further details or to arrange a viewing please complete the following [form](#), whereby the Estates Surveyor dealing with this property will be in contact shortly.

## Offers

Offers are invited to purchase or lease the property. All parties interested in submitting an offer should note their interest in writing with the Estates Manager, Housing & Property Services, Moray Council, Council Offices, High Street, Elgin, IV30 1BX

All parties who have had their interest noted will be sent details of a closing date for the receipt of offers once this has been set, together with details of the procedure for the submission of offers and an official tender label.

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

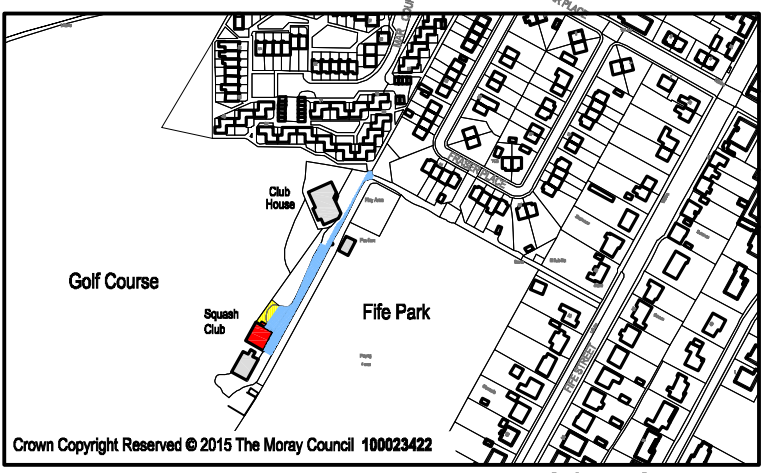
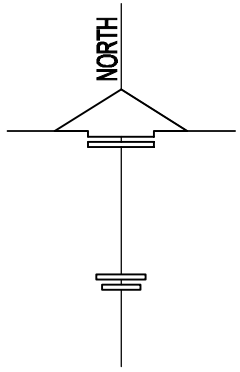
## Disclaimer

This information does not constitute a representation, warranty or offer or not form part of any contract that 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 regard to the accuracy of any statements contained in the above particulars.

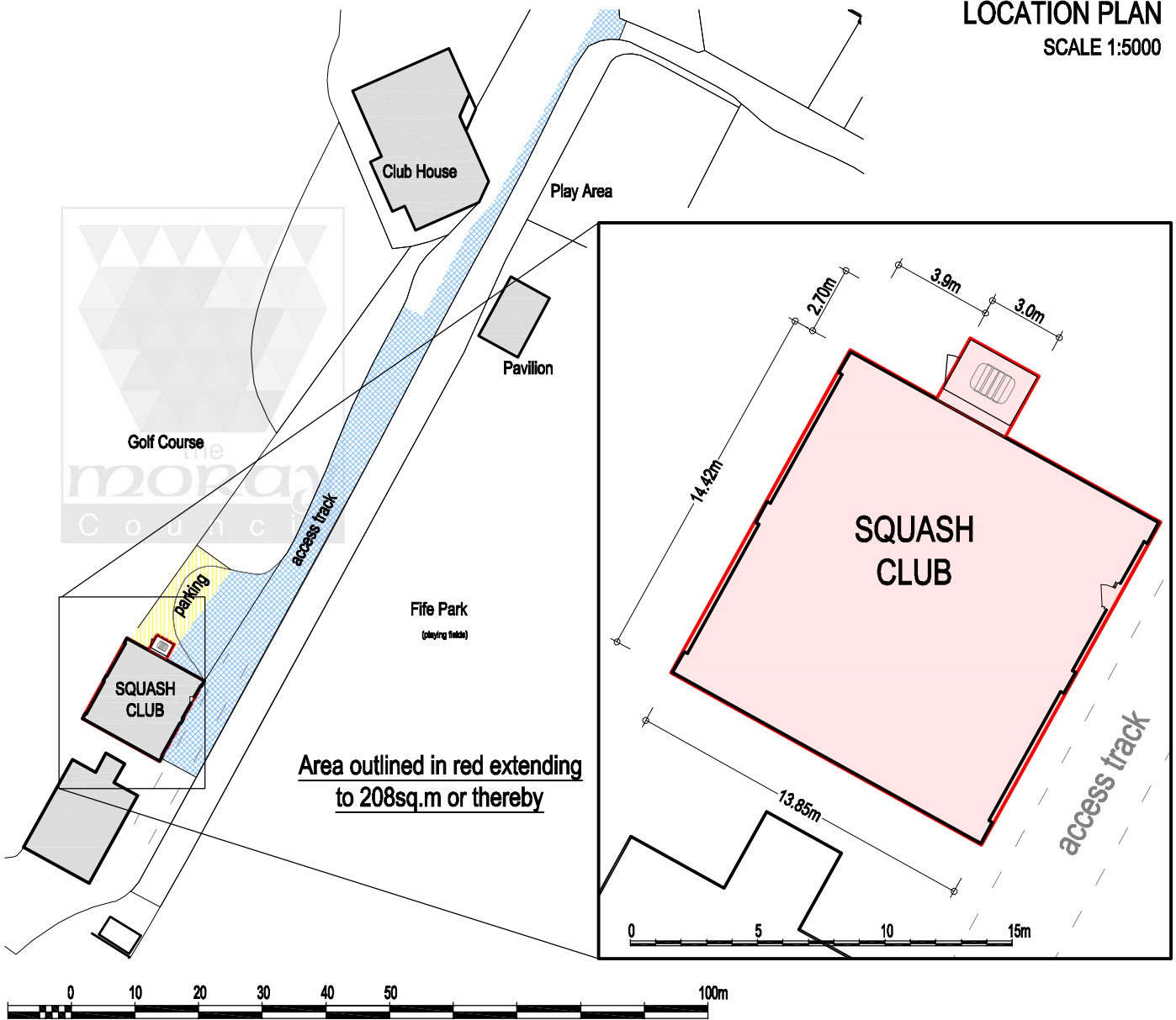
## Other Properties

For details of other available Council properties please contact Estates Service, The Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Tel No: 0300 1234566 or e-mail: [estates@moray.gov.uk](mailto:estates@moray.gov.uk)

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 Writing (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 in to by way of missives between respective solicitors.



**LOCATION PLAN**  
SCALE 1:5000



Drawing title		<b>Keith Squash Club</b>		Housing & Property Services Estates	
Scale	1:1000	Date	April 2015		Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationary Office Crown Copyright 2015. The Moray Council 100023422. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.  The Moray Council Council Office, High Street, Elgin IV30 1BX Telephone: 01343 563281 Fax: 01343 563091
Drawn By	JG	Deed Pack	KE120		
Drawing Number	DP \ MC \ K \ 227 (lease)				

