

The Moray Council Housing & Property

Council Offices
High Street
Elgin
IV30 1BX

TO LET

STORE/WORKSHOP WITH YARD, DUNBAR STREET, BURGHEAD



Description

This traditional stone and pitched slate roof workshop comprises three stores with a partially surfaced and secured yard in the centre of Burghead. Each store benefits from a double leaf timber door. Two of the stores have power and lighting and the third could easily be upgraded. The property benefits from a standpipe in the yard but no other services are provided.

Accommodation

Store 1 45.4m² **Store 2** 21.3m² **Store 3** 20.7m² **Loft** 25.1m² **Yard** 150.5m²

Energy Performance Certificate

The premises are unheated and therefore no Energy Performance Certificate is provided.

Rent/Noting Interest

Offers over £3,900 per annum exclusive of VAT (the property is currently VAT exempt and no VAT will be payable unless the Council requires to waive that exemption) and rates. Rent is payable monthly in advance.

Any party wishing to note interest should do so in writing to the address or e-mail address given below. Alternatively if you wish note interest on-line, [click here](#).

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.

- The Council will consider lease periods from month to month upwards.
- The rent will be reviewed every 3 years.
- 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.
- The Council's reasonable legal expenses in any lease will be recovered from the tenant.

Fees

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

Rateable Value

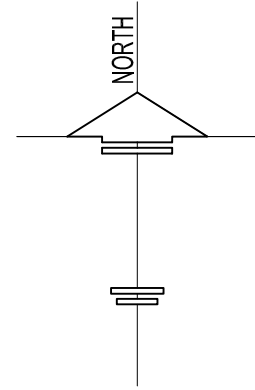
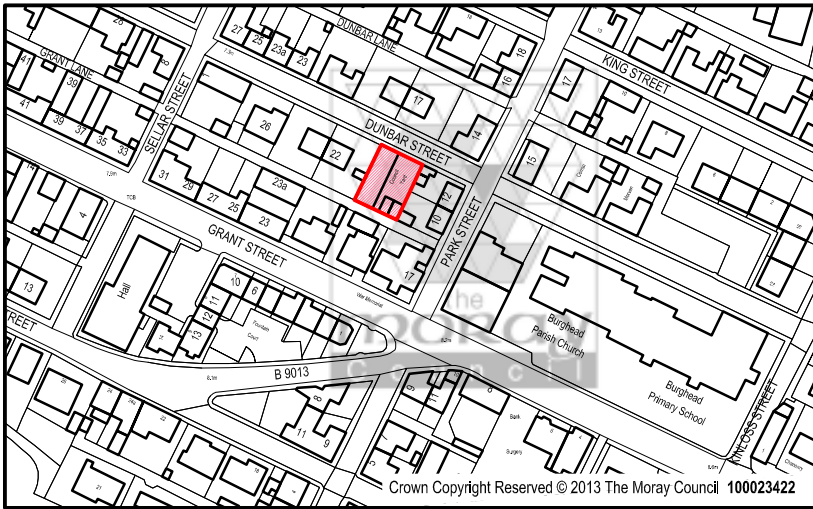
The Rateable Value is currently £1,250. It would be expected that most small businesses would be able to benefit from the Small Business Bonus Scheme which commenced on 1 April 2008. The scheme is intended to assist small businesses and it is possible that you may be eligible for up to 100% rates relief 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-eng@mail.moray.gov.uk.

Further Details or Noting Interest

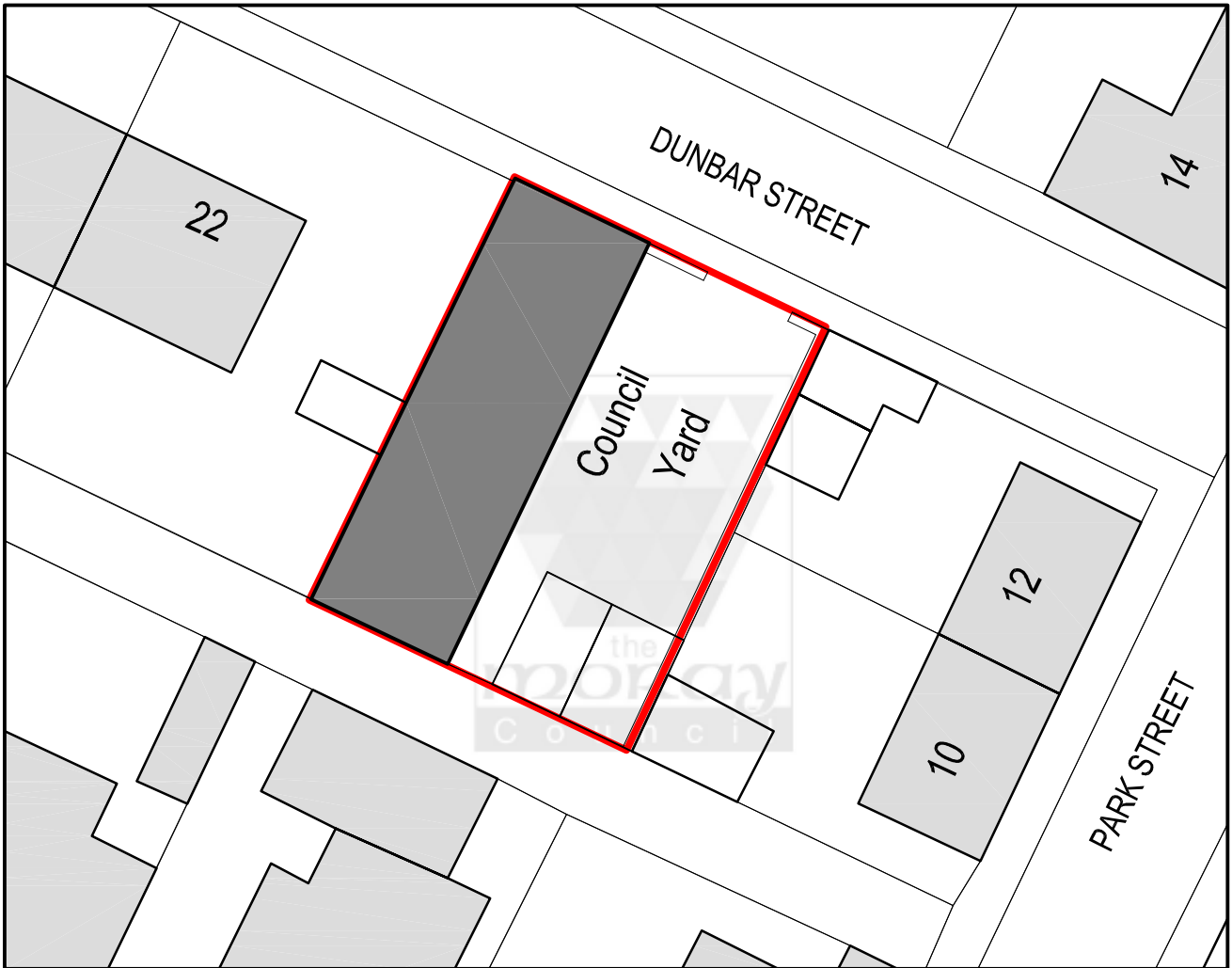
For further details contact the Estates Manager, The Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Tel No: 0300 1234566 or e-mail: estates@moray.gov.uk.

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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.



LOCATION PLAN



Property For Let

Store / Workshop
Dunbar Street
Burghead IV30 5XB

Housing & Property Services
Estates

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The Moray Council
 Council Office, High Street, Elgin IV30 1BX
 Telephone: 01343 563281 Fax: 01343 563091