

## The Moray Council Housing & Property

Council Offices  
High Street  
Elgin  
IV30 1BX

# TO LET

## UNIT 11 GRESHOP ROAD FORRES, IV36 2GU



### **Description**

The premises comprise a workshop/storage unit located in the middle of a terrace of three units. The unit has a roller shutter door and a pedestrian access door with a rear fire escape door.

The unit extends to 85m<sup>2</sup> (915ft<sup>2</sup>) approx. measured on a Gross Internal Area basis

The premises are accessed from a fenced communal parking area/yard serving all three units. Each unit has an allocated forecourt area with the unallocated remainder of the yard intended for shared access and parking for the three units.

### **Energy Performance Certificate**

The premises are unheated and therefore an Energy Performance Certificate will not be provided for the unit.

### **Rent**

Rental offers over **£6,300 per annum plus VAT** payable monthly in advance and exclusive of rates and outgoings will be considered **for this unit**. The rent will be subject to review every 3 years.

### **Lease Terms**

The premises are offered on the basis that the tenant will accept the premises in their current condition and will maintain them in no worse condition for the lease period.

The maintenance responsibility for the communal yard & parking area, excepting the allocated forecourt areas, will be retained by the Council but any maintenance or repair costs will be recharged to the three tenants as appropriate.

The Council will consider lease offers for this unit for periods from month-to-month up to a number of years as required.

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

The unit is intended for general industrial, storage and distribution uses as defined in classes 5 and 6 of the Town and Country Planning (Use Classes) (Scotland) Order 1997. Permitted uses will be limited to uses within these Use Classes. 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.

### **Fees**

In accordance with Council practice the tenant will be responsible for the Council's reasonable legal fees in connection with the transaction in addition to any Stamp Duty Land Tax and registration costs as applicable.

### **Rateable Value**

The unit is entered in the Valuation Roll for the current year as having a Rateable Value of £5,000.

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 or alternatively e-mail them on [ndr-eng@moray.gov.uk](mailto:ndr-eng@moray.gov.uk)

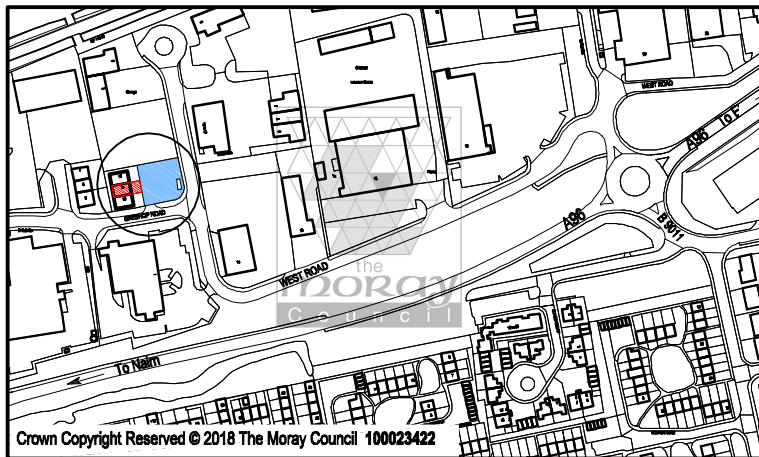
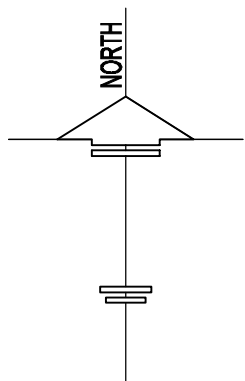
### **Further Details**

For further details or to arrange to view the premises contact the Estates Manager, Moray Council, Council Offices, High Street, Elgin, IV30 1BX. Telephone 0300 1234566 or email [ian.walker@moray.gov.uk](mailto:ian.walker@moray.gov.uk)

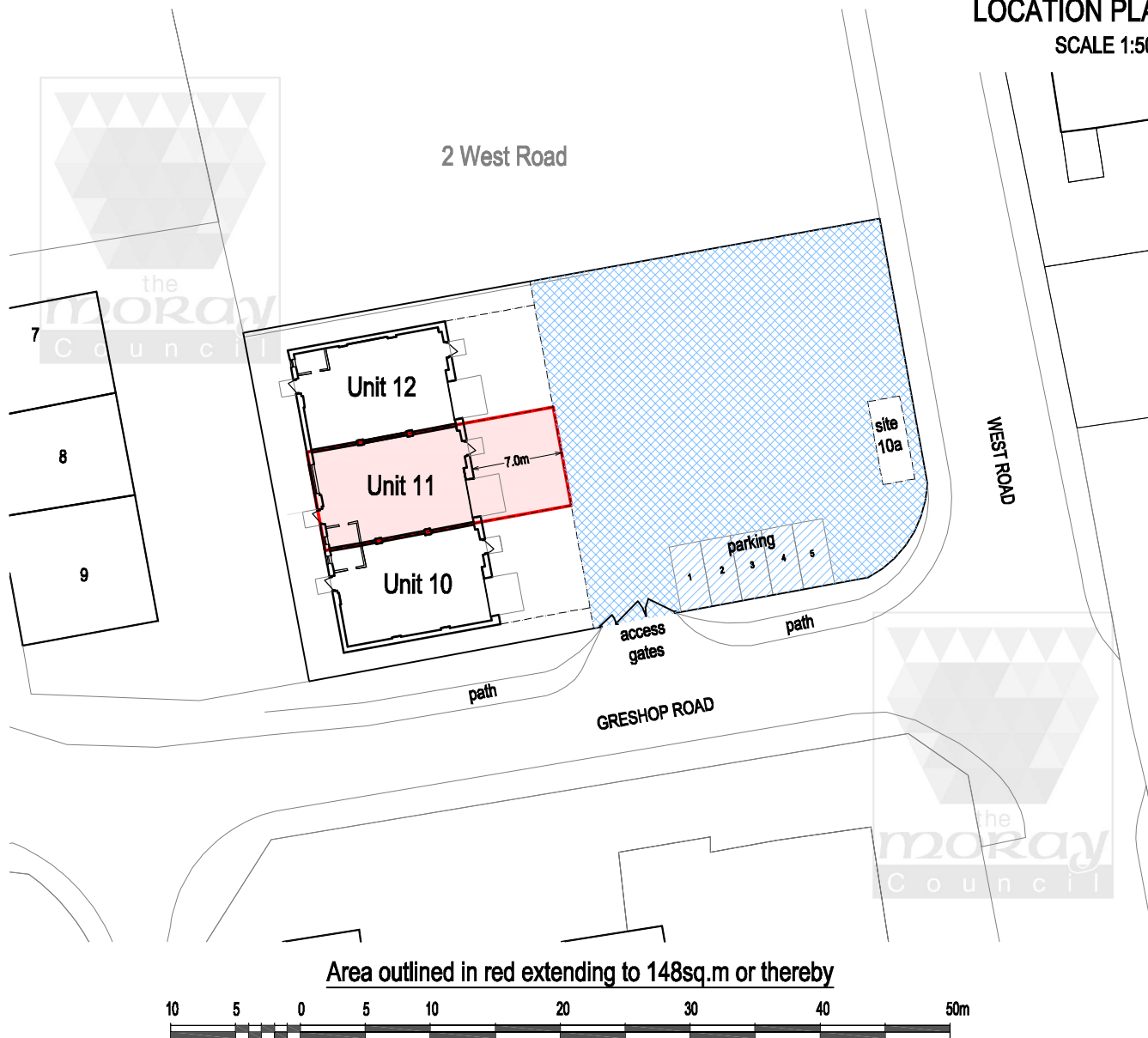
### **Notes of Interest**

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 their 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 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.

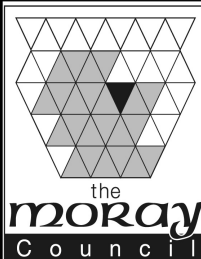


**LOCATION PLAN**  
SCALE 1:5000



Drawing title

## Unit 11, Greshop Road, Forres



Scale  
**1:500**

Date  
**Jan. 2018**

Housing & Property Services  
Estates

Drawn By  
**JG**

Deed Pack  
**FO 266**

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Drawing Number  
**DP \ MC \ F \ 298 (lease)**

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