



The Moray Council Housing & Property

Council Offices
High Street
Elgin
IV30 1BX

FOR LEASE OR SALE

9 LINKWOOD PLACE, ELGIN



The property is located within Linkwood Industrial Estate and comprises a purpose built meat processing factory, with surfaced yards, parking and delivery/dispatch areas, surrounded by security fencing. Internally the original unit extends to approximately 794m² (8,546ft²) measured on a Gross Internal Area basis and the whole yard extends to approximately 5,707m² (1.41 acres). Ancillary accommodation has been added by the current tenant.

Price on Application

Background

The property is currently leased to Rhinds of Elgin, however the company has relocated and vacated the premises. Rhinds' lease is due to expire on 27 September 2019 but has advised the Council that it would wish to terminate its lease early. The Council is therefore seeking interest from other parties wishing to operate from the property – either by way of a sale or lease.

Description

The accommodation includes large storage pens, slaughter hall, 4 chill rooms and a packing/despatch area, together with offices/meeting rooms, a canteen area and toilets. Additional chillers and ancillary accommodation has been installed by the current tenants.

Abattoir equipment includes storage pens, stunning pen, bleeding hoist, dressing hoist, splitting saws, overhead rail systems for both beef and lamb, plus ancillary equipment and associated supporting steel work.

The current tenant has upgraded the compressed air systems, refrigeration systems and plant room, as well as installing a boning hall waste corridor and abutment to dispatch bay, as well as a chill temperature monitoring system. The tenant has intimated that these may be left to allow the building to be re-used as a meat processing factory, subject to final terms being agreed.

Energy Performance Certificate

The premises are partially heated and therefore an Energy Performance Certificate will be provided.

Price/Rent

To be discussed on application.

Main Lease Terms

The premises would be offered on the basis that the tenant would accept the premises in its current condition and would maintain the property in no worse condition for the lease period.

The Council is flexible on lease periods and will consider any length of lease required from month to month up to 25 years as required.

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

Rent will be reviewed every 3 years.

Permitted uses will be food processing, industrial, storage, distribution, workshop etc, subject to any necessary planning consent.

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

Fees

In accordance with the Council's usual practice the tenant would be responsible for the Council's reasonable legal expenses in connection with any lease that proceeds 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 £46,500.

Planning

The unit is intended for use as a meat/food processing facility however it offers potential as a chilled storage facility/distribution centre. It is believed that these uses come under in classes 5 and 6 of the Town and Country Planning (Use Classes) (Scotland) Order 1997, however confirmation is being sought from the Council's Planning Section. The property is considered potentially suitable for uses within these Use Classes (general industrial, storage and distribution uses) however other uses may be considered subject to the tenant being responsible for obtaining any necessary statutory consents and any reinstatement requirements being complied with at the end of the lease.

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 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 1 BX. 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 Elaine Gutcher – Legal Services, The Moray Council, Council Offices, High Street, Elgin, IV30 1BX Tel: 01343 563022 or email: elaine.gutcher@moray.gov.uk

A purchaser would be required to satisfy themselves as to the titles and any conditions contained in them.

Further Details

For further details or to arrange to view the property contact the Estates Manager, Moray Council, Council Offices, High Street, Elgin, IV30 1BX. Telephone 0300 1234566 or email estates@moray.gov.uk.

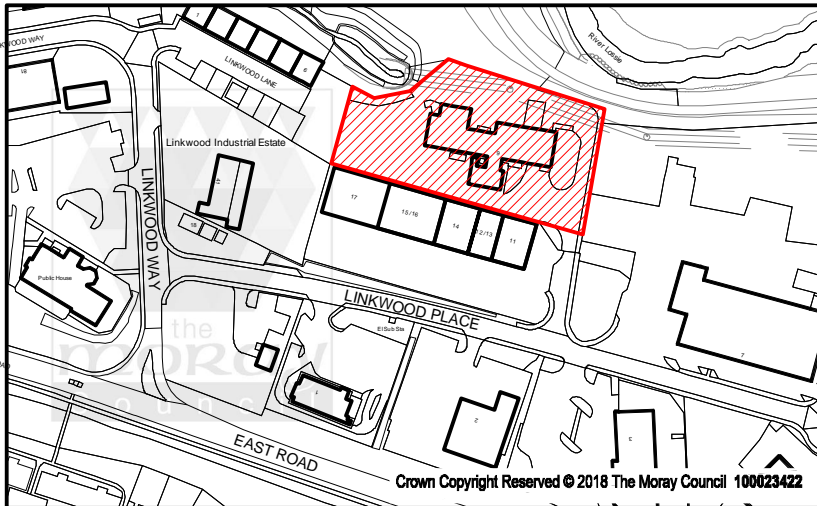
Notes of Interest

All parties interested in the property 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 kept advised of the process for making an offer for the property.



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.

PROHIBITED FOR USE WITH PLANNING APPLICATIONS.

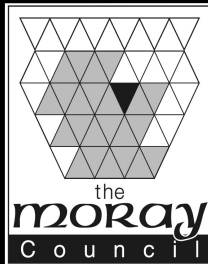
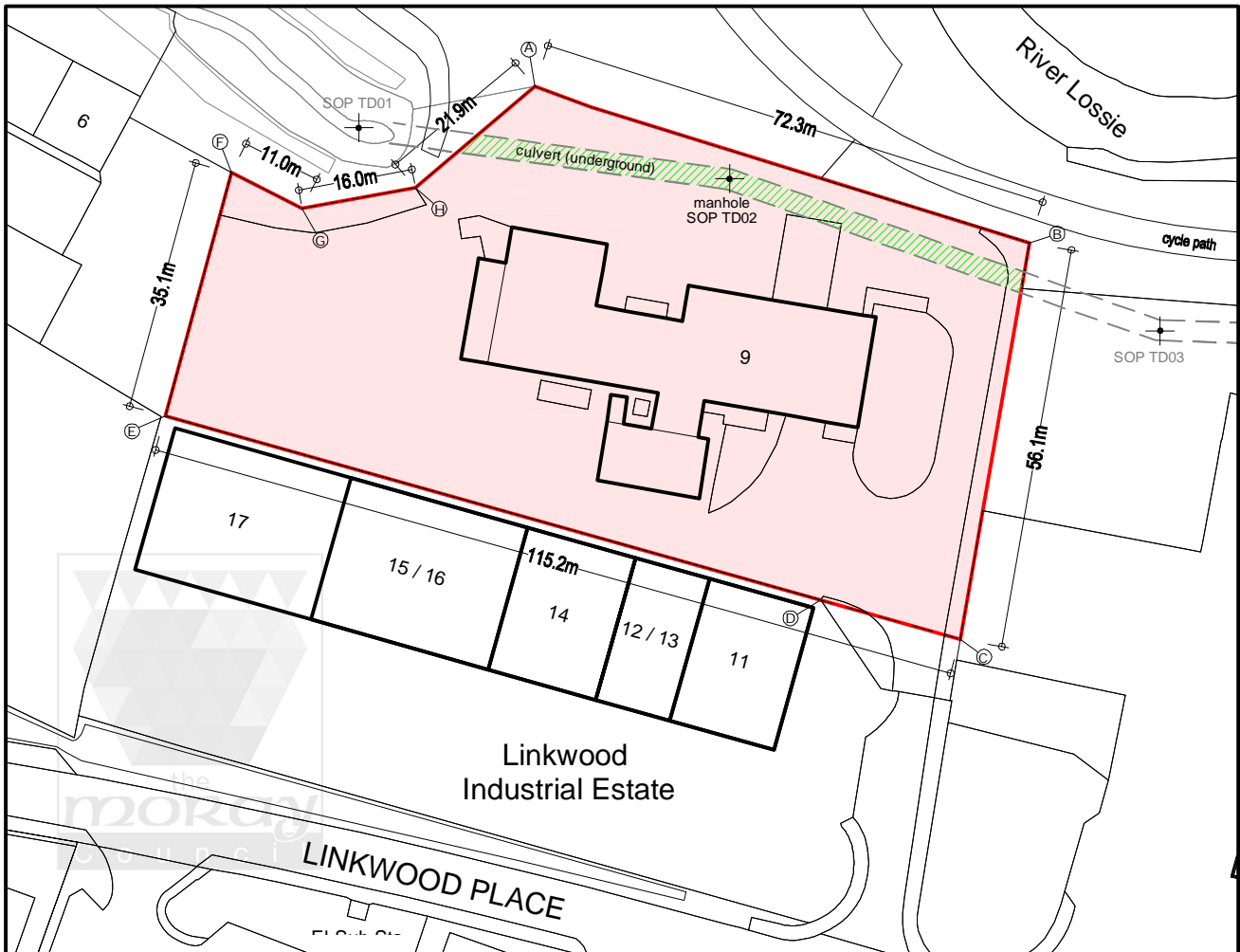


LOCATION PLAN

LEGEND

- A-B north north east face of fence
- B-C east south east face of fence
- C-D undefined
- D-E south south west face of fence
- E-F west north west face of fence
- F-G north north east face of fence
- G-H north north west face of fence
- H-A north west face of fence

Green hatching denotes right of access for maintenance of culvert & manhole TD02



Property For Let
**9 Linkwood Place,
 Elgin.**

Housing & Property Services
 Estates

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The Moray Council
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