

The Moray Council Housing & Property

Council Offices
High Street
Elgin
IV30 1BX

TO LET

UNIT C, ISLA BANK MILLS, KEITH DEVELOPMENT/REFURBISHMENT OPPORTUNITY

LONG LEASE AVAILABLE



This traditional stone and slate workshop/store has a total gross internal area of 108sqm and benefits from a secured yard area of approximately 170sqm. The premises have suffered from a roof failure and the Council is seeking a tenant willing to refurbish/replace the roof on a long lease basis subject to the Council granting an initial rent free period reflecting the works.

Description

Substantial stone built store/workshop providing 108sqm on one level. The property benefits from a concrete slab floor, single phase electricity supply and a secured surfaced yard extending to approximately 170sqm.

Lease Terms

The premises are offered on the basis the tenant will accept the premises in their current condition and will undertake to refurbish/replace the roof and associated works on the grounds that the Council grant a long rent free period reflecting the cost of said works. The lease will be granted on the following main terms and conditions:-

1. The incoming tenant will responsible for undertaking the refurbishment or replacement of the roof and will thereafter maintain the building in a like condition.
2. A rent in excess of £3,000 per annum is sought. The rent is exclusive of non-domestic rates and VAT which is applicable.
3. The Council's legal expenses in the granting of a lease in the amount of approximately £440 will be payable by the incoming tenant.
4. The Council are willing to grant a long lease, subject to the tenant undertaking the required roof repairs and any offers should detail the lease period required.

If the Council receives multiple interests in a lease of the property the Council will set a closing date for the submission of offers.

Services

The property is served by a single phase electrical supply, but has no mains water or sewerage.

Rateable Value

The property has a rateable value of £2,600. 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.

Planning

Current use of the property is as a workshop/store. Planning permission would therefore be necessary for other uses and any proposal to use the property for other purposes would require consent for change of use in terms of Planning and Building Standards legislation which the applicant must obtain themselves. Similarly any proposal to alter or extend the existing buildings or develop the adjoining area will require planning consent and building warrant which the tenant must obtain.

It should be noted that the above advice is purely for guidance and is entirely without prejudice to the consideration of any formal application for planning consent, building warrant or any other statutory consent 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 Standards Section, Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Tel No 0300 1234561 between 2pm and 4pm Mon-Fri.

Viewing

Arrangements to view can be made by contacting Alexander Burrell, Estates Surveyor, Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Tel No 0300 1234566.

Fees

In accordance with the Council's policy the tenant will meet 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.

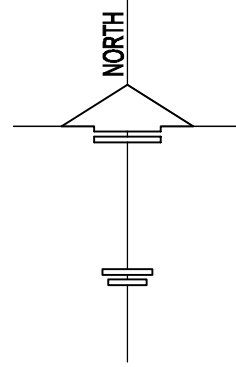
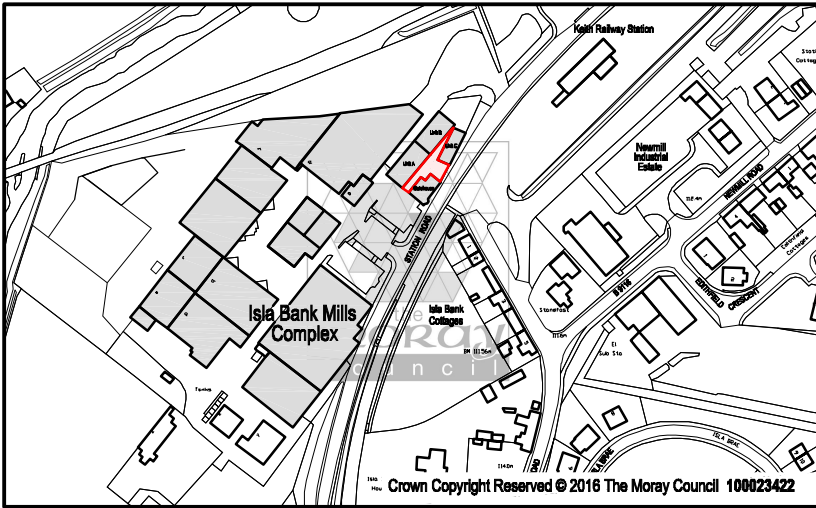
Offers

Offers over £3,000 per annum are sought for a long lease, subject to a rent free period to be agreed. All parties interested in submitting an offer should note their interest in writing with the Estates Manager, 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 official offer label.

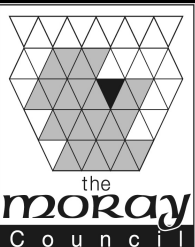
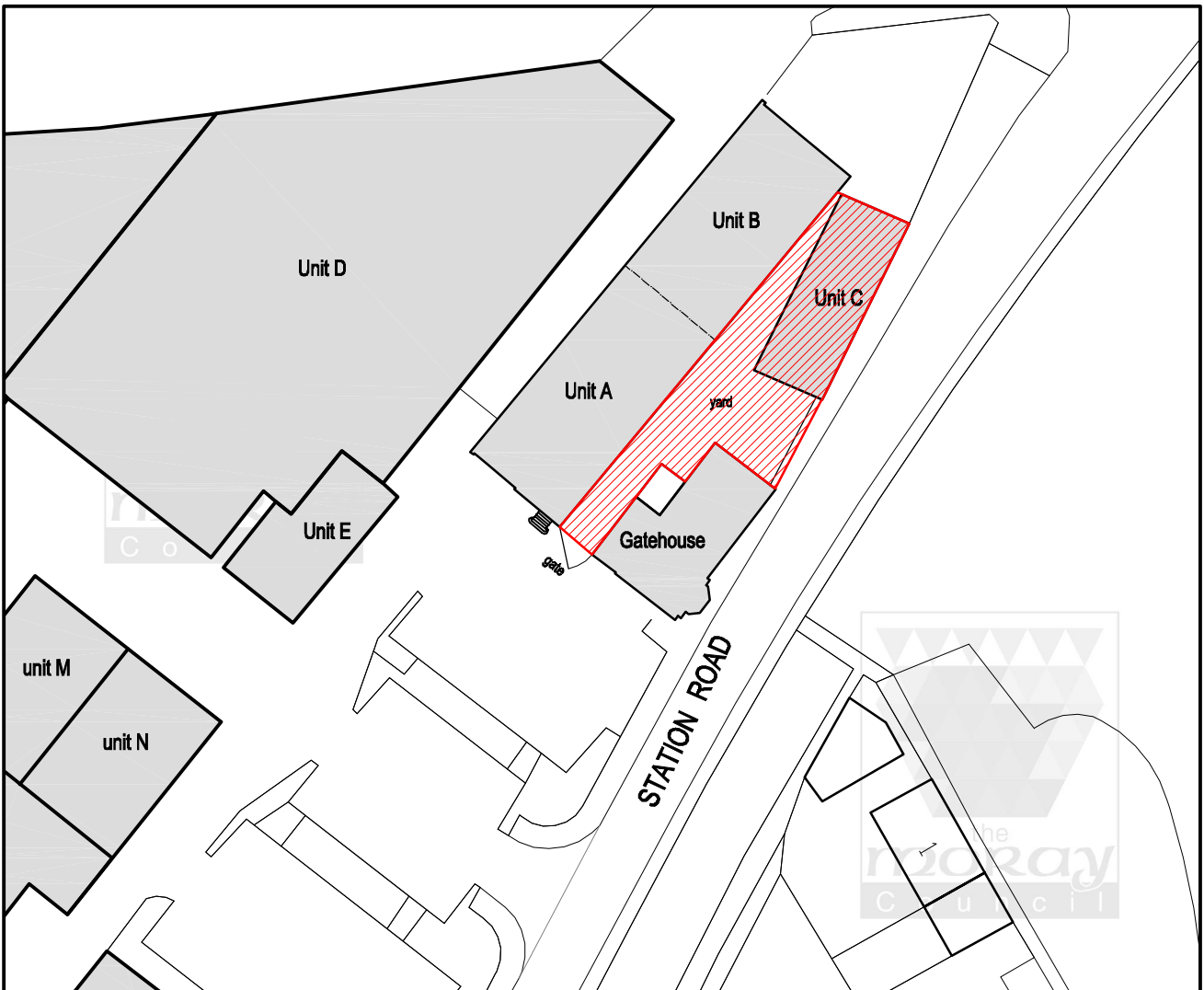
It should be noted that the Council are not obliged to accept the highest or any offer.

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

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

**Unit C & yard
Isla Bank Mills
Keith**

**Housing & Property Services
Estates**

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