

# The Moray Council Housing & Property

Council Offices  
High Street  
Elgin  
IV30 1BX

## TO LET

**16 CHANONRY ROAD NORTH  
ELGIN, IV30 6NB**



### **Description**

The property comprises a harled concrete block wall factory unit with a 3m wide roller shutter door and a pedestrian access door. Internally the unit has a toilet facility and a stainless steel sink unit.

The property extends to 200m<sup>2</sup> (2,153ft<sup>2</sup>) approx. measured on a Gross Internal Area basis (20m approx in length and 10m approx in depth).

The property has three designated car parking spaces adjacent the unit and the use of several shared spaces nearby. See attached plan for further details.

### **Electrical Supply**

There is a 3 Phase electrical supply to the unit with a 3 Phase meter serving the unit. Any interested party would be responsible for undertaking their own checks to ensure the suitability of the supply within the unit for their own purposes.

### **Energy Performance Certificate**

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

### **Rent**

Offers over £14,300 per annum plus VAT payable monthly in advance and exclusive of rates and outgoings will be considered. 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 the same condition for the lease period.

The Council will maintain the common areas and services including car-parking, accesses, and the bin stores.

The Council will consider lease offers for periods from month-to-month upwards as required.

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

The Tenant will be liable for the Water and Sewerage Rates and the Council will recharge the tenant for any consumption charges based on the water sub-meter situated within the unit.

The unit has planning consent 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 Use Classes 5 and 6. 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.

The unit can only be let to a Small and Medium Enterprise (SME) as defined under EU Recommendation 2003/361

### **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 £9,600.

Currently under the Small Business Bonus Scheme the tenant may be eligible to apply for up to 100% rates relief in respect of these premises. For further information contact Moray Council's Non-Domestic Rates Team on (01343) 563456 or alternatively e-mail them on [ndr-enq@moray.gov.uk](mailto:ndr-enq@moray.gov.uk)

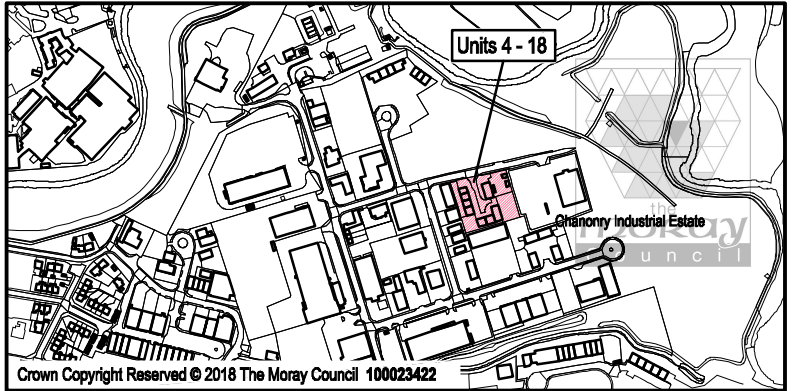
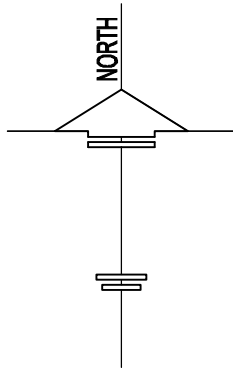
### **Further Details**

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

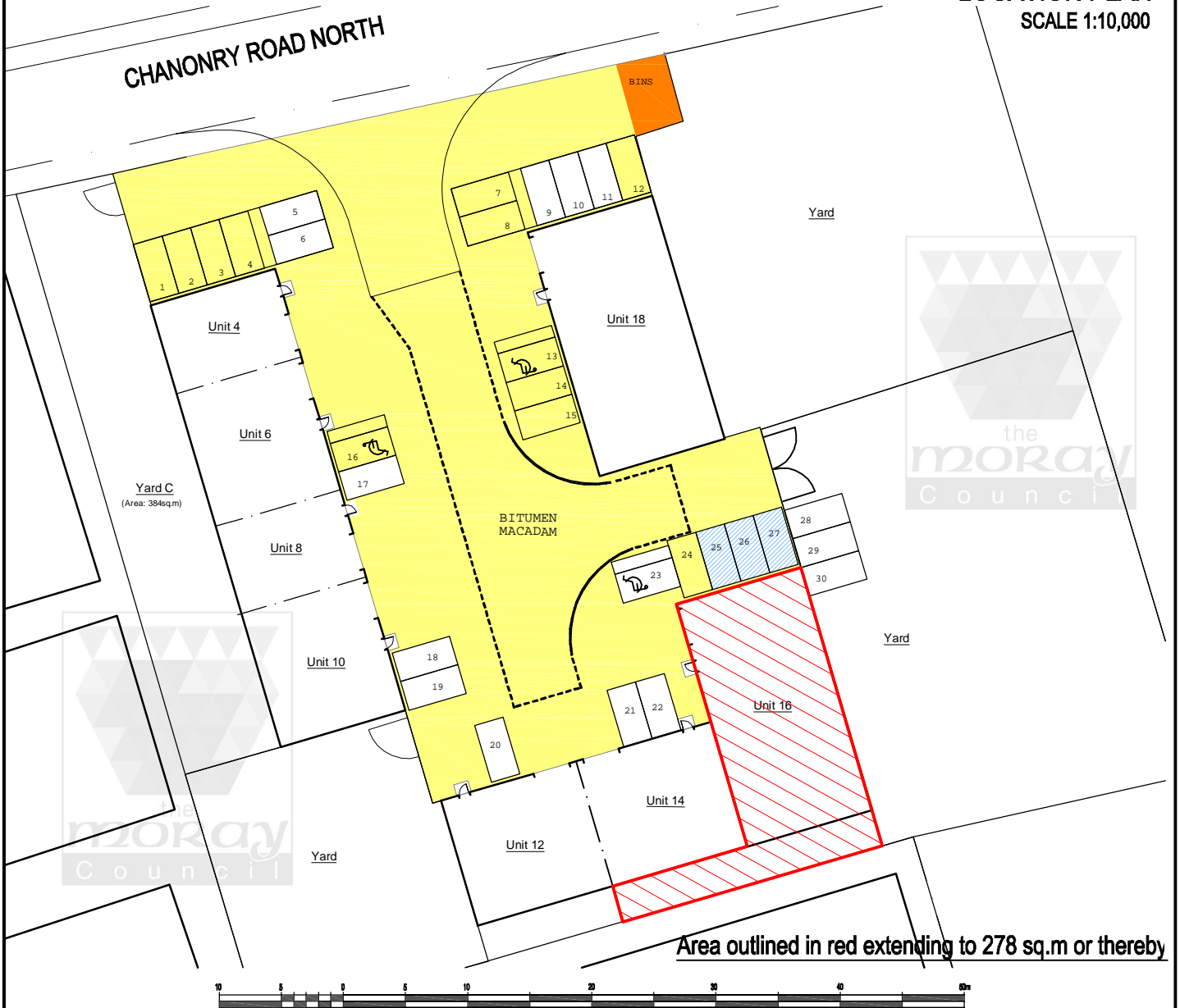
Any intending offerors must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. In accordance with the Requirements of the Writing (Scotland) Act 1995 these particulars are neither intended to create nor to be relied upon as creating any contractual relationship or commitment. Any contract shall only be entered in to by way of missives between respective solicitors

PROHIBITED FOR USE WITH PLANNING APPLICATIONS.

- Common areas
- Common bin store
- Parking exclusive to unit hatched red



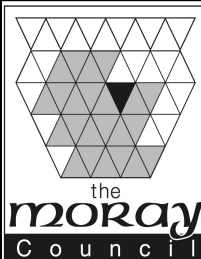
**LOCATION PLAN**  
SCALE 1:10,000



Area outlined in red extending to 278 sq.m or thereby

Drawing title

## Unit 16 - Chanonry Road North, Chanonry Industrial Estate, Elgin



Scale	1:500
Drawn By	CP

Date	June 2018
Deed Pack	EL 345

Drawing Number	DP\MC\E\577 (lease) A
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Housing & Property Services  
Estates

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