



**EUROPE & SCOTLAND**  
European Regional Development Fund  
Investing in your Future

# The Moray Council Housing & Property

Council Offices  
High Street  
Elgin  
IV30 1BX

## TO LET

### UNIT 5 WATERFORD CIRCLE, FORRES



#### **Description**

The property comprises a single storey mid terraced workshop/storage unit with a roller shutter door and separate pedestrian door. Internally the unit has a main workshop/storage area plus a toilet facility.

The property extends to approximately 70m<sup>2</sup> (753ft<sup>2</sup>) measured on a Gross Internal Area basis.

#### **Rent**

Offers over £5,650 per annum plus VAT payable monthly in advance will be considered.

### **Energy Performance Certificate**

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

### **Lease Terms**

The unit is offered for lease on a full repairing and insuring lease basis on easy in easy out terms. Main terms are:

Lease period will be from one month to 5 years.

Rent will be reviewed on a 3 year cycle.

Tenant will accept the premises in their current condition and will maintain them in that condition.

The Council will arrange insurance for the premises and recover the cost of that insurance from the tenant.

The Council's reasonable legal expenses in any lease will be recovered from the tenant.

Permitted uses will be limited to uses within Use Classes 5 and 6 (refer to Planning section below for more details) including light industrial, storage, distribution, workshop etc. Whilst no offices are provided tenant/s may be permitted to install ancillary offices at their own expense.

The Council will maintain the common areas and services including car parking, accesses and street lighting.

### **Rateable Value**

The premises have a Rateable Value of £4,600.

**Small Business Bonus Scheme:** The Scottish Government announced the introduction of the Small Business Bonus Scheme which commenced on 1st April 2008. The scheme is intended to assist small businesses and it is possible that you may be eligible for 100% rates relief. For further information contact Moray Councils Non Domestic Rates Team on 01343 563194/5 or alternatively email them on [ndr-eng@mail.moray.gov.uk](mailto:ndr-eng@mail.moray.gov.uk)

### **Planning Position**

The development 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. Any use beyond this definition may be permitted subject to the tenant being responsible for obtaining any necessary statutory consents for their proposed use.

### **Viewing**

Appointments to view may be arranged by contacting the Estates Services, The Moray Council, Council Headquarters, High Street, Elgin IV30 1BX, telephone number 01343 563215 or email [tim.barry@moray.gov.uk](mailto:tim.barry@moray.gov.uk).

*All parties interested in submitting an offer for lease should note their interest in writing with the Estates Manager, Council Offices, High Street, Elgin, IV30 1BX. Parties noting 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 interested parties 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.

