



The Moray Council Housing & Property

Council Offices
High Street
Elgin
IV30 1BX

TO LET

37 HARBOUR STREET, HOPEMAN



Description

The property comprises a traditionally built workshop/warehouse unit with 2 bays. The larger bay is accessed via a full height sliding timber door and the lesser bay is accessed via an up-and-over metal garage door.

Location

The property is sited at Hopeman Harbour, a mixed commercial and recreational harbour, in a small coastal town within 8 miles from the main population centres of Elgin, Lossiemouth and Forres.

Areas

GIA extends to 93.3sqm (1,004sqft) comprising:

Main store with inspection pit:	58.8sqm (633sqft)
Side store:	19.81sqm (213sqft)
Rear store:	12.86sqm (138sqft)

Services

The property benefits from a 3 phase electricity supply.

Energy Performance Certificate

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

Rent

Offers over £2,850 per annum payable monthly in advance. Rents quoted are exclusive of VAT and rates.

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.

Rateable Value

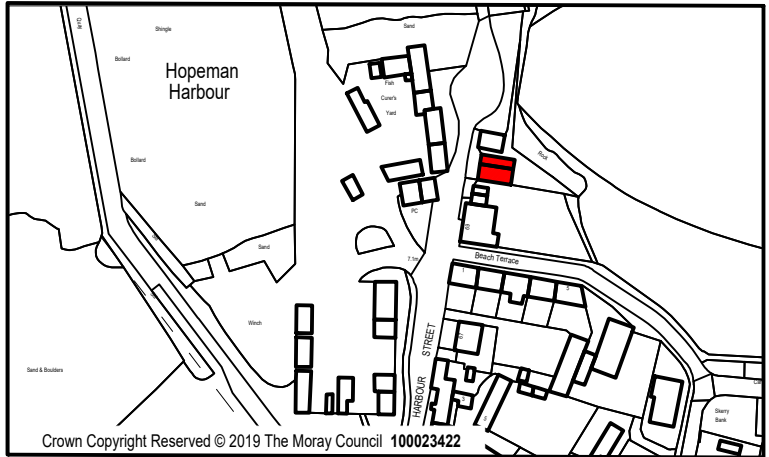
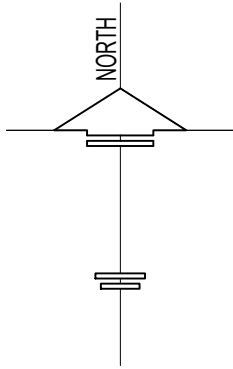
According to the Grampian Valuation Joint Board's website the property has a rateable value of £1,500. For further information regarding the rateable value please contact the Grampian Valuation Joint Board Tel No: (01343) 541203 or at www.saa.gov.uk . Tenants may be eligible for rates relief and for further information regarding such matters please contact Moray Council's Non-Domestic Rates Team on Tel No: (01343) 563194/563195 or alternatively e-mail them on ndr-enq@moray.gov.uk.

Further Details

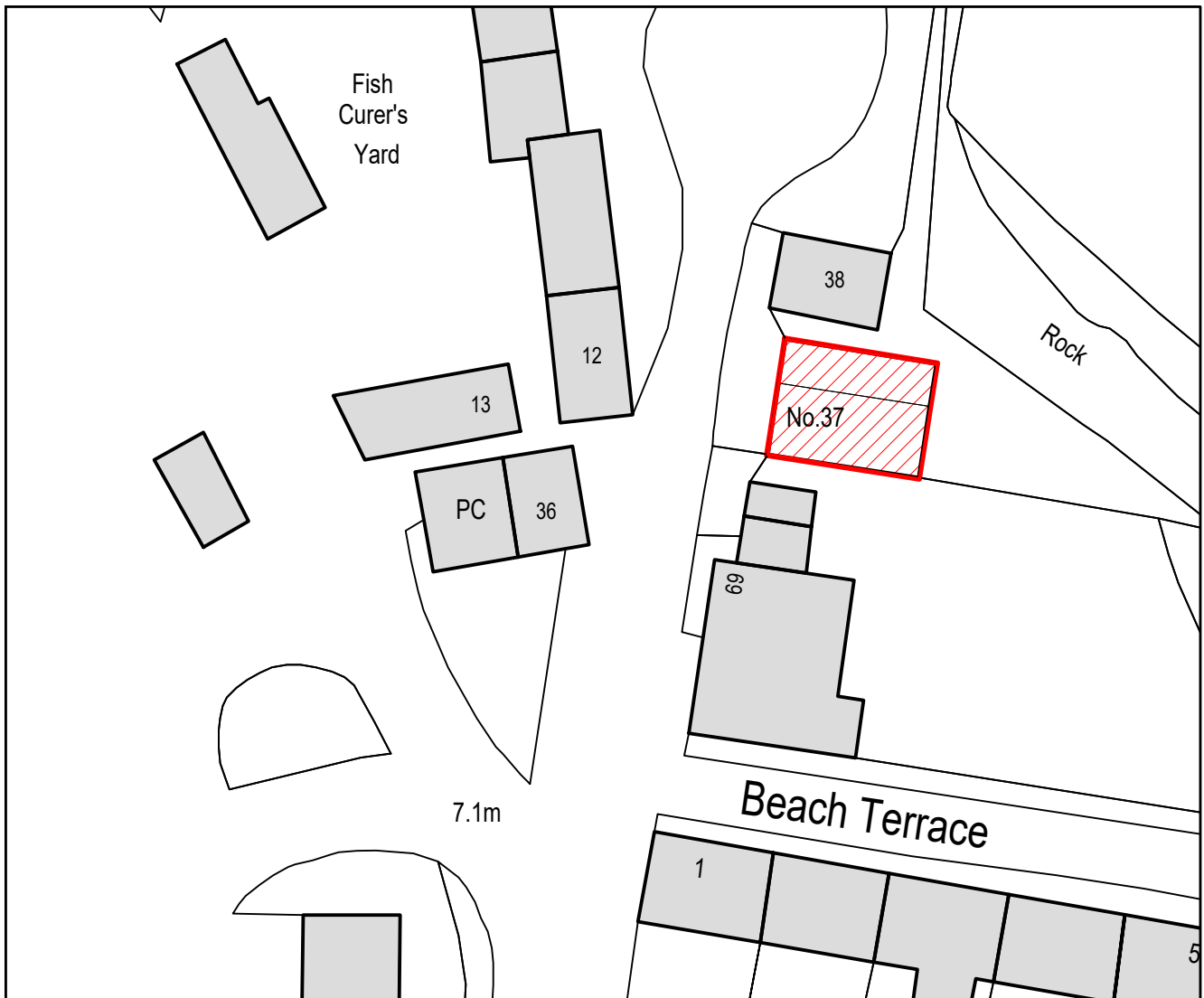
For further details or to arrange to view the premises contact the Estates Manager, Council Offices, High Street, Elgin. Tel (0300) 1234566 or on estates@moray.gov.uk

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.

PROHIBITED FOR USE WITH PLANNING APPLICATIONS.



LOCATION PLAN
SCALE 1:2500



Property For Let

**Store 37,
Hopeman Harbour.**

**Housing & Property Services
Estates**

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