

The Moray Council Housing & Property

Council Offices
High Street
Elgin
IV30 1BX

TO LET

4 DUFFTOWN INDUSTRIAL ESTATE, DUFFTOWN



Description

The property comprises a single storey semi-detached workshop/storage unit with a concertina door and separate pedestrian door. Internally the unit has a main workshop/storage area plus an office, kitchen area and toilet facility.

The property extends to approximately 77.6m² (835ft²) measured on a Gross Internal Area basis. The side and rear yard extends to approximately 320m² (3,444ft²).

Rent

Offers over £4,950 per annum plus VAT payable monthly in advance will be considered.

Rateable Value

The current Rateable Value from 1 April 2017 is £3,300.

Tenants may be able to apply for the Small Business Bonus Scheme Relief which commenced on 1 April 2008. The Scheme is intended to assist small businesses and it is possible that you may be eligible for such rates relief. For further information contact Moray Council's Non-Domestic Rates Team on (01343) 563194/5 or alternatively e-mail them on ndr-eng@mail.moray.gov.uk

Lease Terms

The premises are offered on the basis that the tenant will accept the premises in their current condition and will be responsible for all maintenance and repairs of the premises subject to any defects listed in the Condition Schedule.

The Council is flexible on lease periods and will consider any length of lease required from month to month upwards.

The rent will be payable monthly in advance by direct debit with the 1st two months' rent payable on entry. The rent will be reviewed every 3 years.

The Council will arrange the building insurance cover 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 responsible for the payment of rates and all other services and outgoings arising from the use of the premises.

The unit has planning consent for general industrial, storage and distribution uses as defined in classes 5 and 6 of the Town & Country Planning (Use Classes) (Scotland) Order 1997.

The Council will maintain the common areas and services including private roads and car parking.

In accordance with the Council's normal practice the tenant will be responsible for the Council's reasonable legal fees in connection with the granting of any lease that proceeds as well as any land and building transaction tax, if applicable, and registration dues.

Energy Performance Certificate

Current Rating "G" (Certificate and Report available on request)

Planning Position

The unit has planning consent for business, light industrial, general industrial, storage or distribution uses as defined in Use Classes 5 and 6 of the Town & 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.

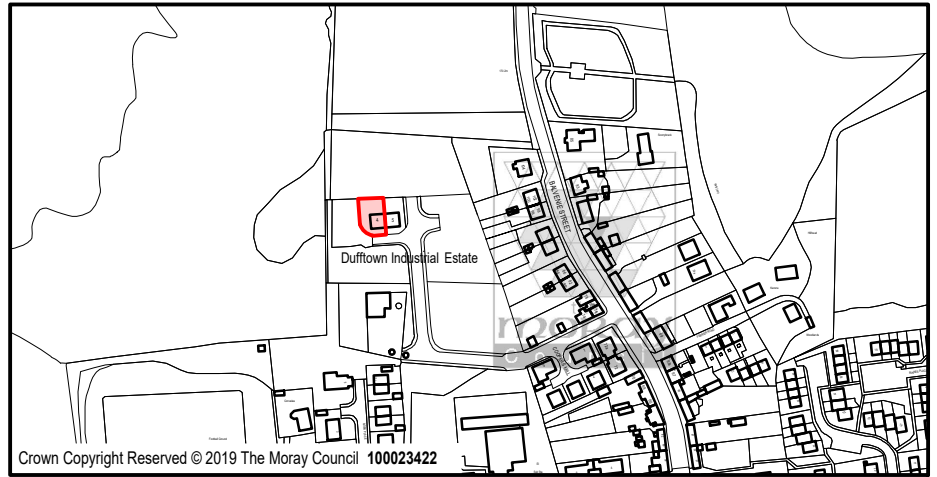
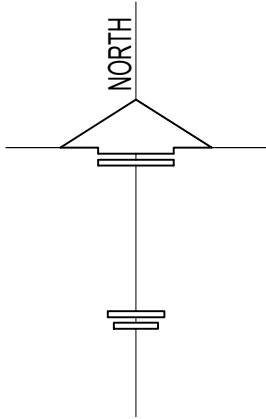
Further Details

For further details or to arrange to view the premises contact the Estates Manager, The Moray Council, Council Offices, High Street, Elgin, IV30 1BA. Tel 03001234566 or Email: <mailto:alexander.burrell@moray.gov.uk>

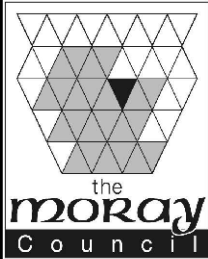
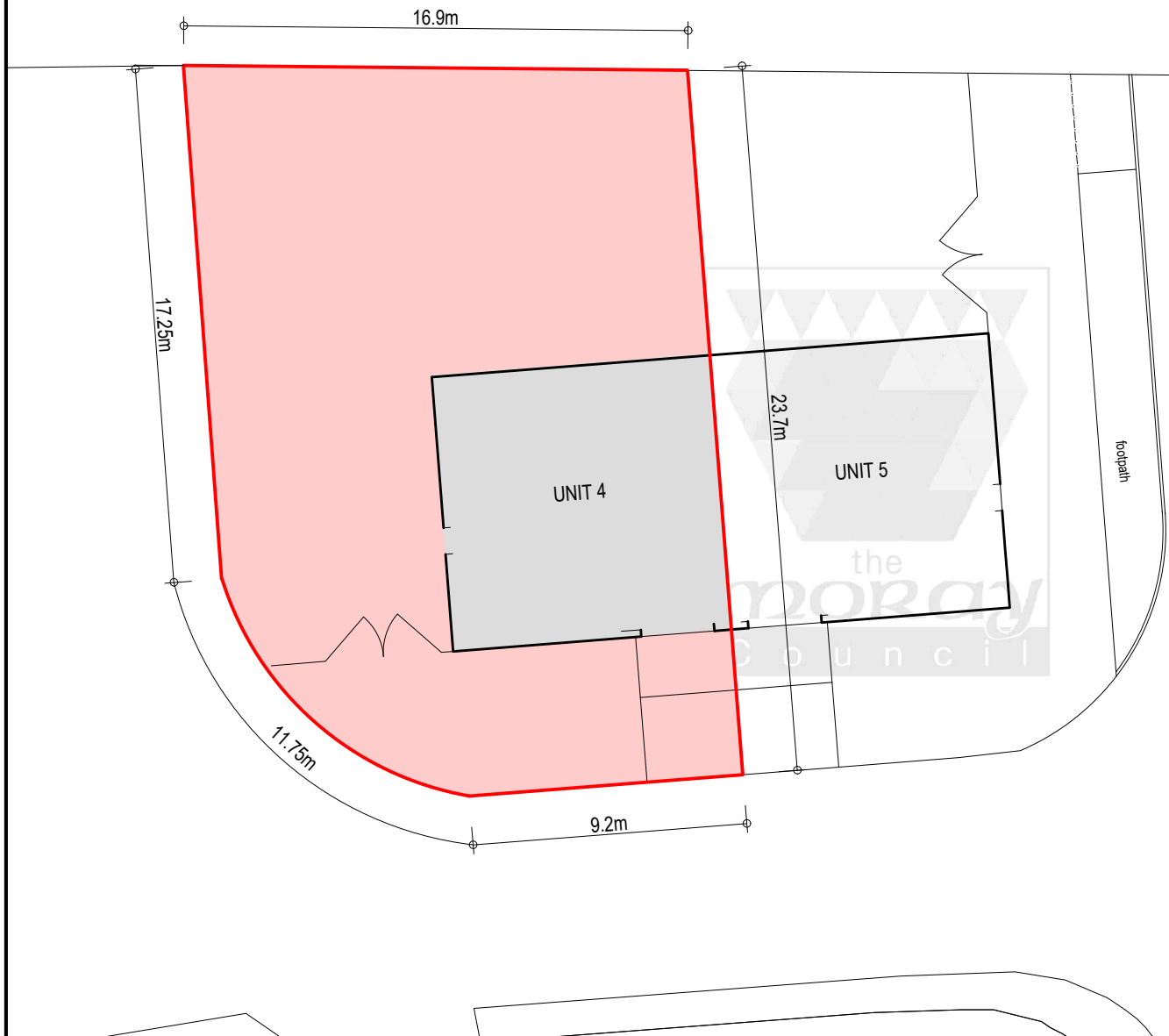
All parties interested in submitting an offer for lease should note their interest in writing with the Estates Manager, Council Offices, High Street, Elgin, IV30 1BX. Parties noting interest will be provided with instructions on how to submit their initial proposals in due course. All parties whose proposals 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 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



Property For Let

**Unit 4,
Dufftown Industrial Estate,
Dufftown.**

**Housing & Property Services
Estates**

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The Moray Council
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