

The Moray Council Property Sales

Housing & Property

Council Offices
High Street

Elgin

IV30 1BX

FOR SALE

FORMER COUNCIL OFFICES ACADEMY STREET, ELGIN



OFFICE PREMISES WITH RESIDENTIAL POTENTIAL
Offers over £95,000 are invited to purchase property

Closing date: 12 noon Friday 20th September 2019

Located on the edge of the town centre in an area of mixed retail, commercial and residential uses, the property comprises a part single story and part two storey office building of predominantly traditional construction which has the added benefit of car parking located to the rear. The main access is taken from Academy Street, with the rear access opening out onto the Moray Street public car park.

Any party wishing to submit an offer should first note their interest. Full instructions on submitting an offer will subsequently be issued only to parties who have noted interest.

Description

The ground floor consists of an entrance foyer, hall, corridor with 9 individual offices, staff room, plus ladies and gents toilets. Three further offices are located in the rear extension accessed through the staff room.

Stairs to the first floor and access to the rear car park are located in an inner rear hallway. The first floor consists of a large open plan office.

Floor plans are attached.

The property has a mixture of PVCu and timber glazed windows with security and fire exit doors.

Although leaks have occurred in the single storey rear extension roofs, roofing contractors have been instructed to undertake all necessary works to make the property watertight.

Accommodation

Ground Floor	Offices	approx. 294 m ² (3,164 ft ²) – Net Internal Area
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First Floor	Office	approx. 95 m ² (1,022 ft ²) – Net Internal Area
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Gross Internal Area		approx. 621 m ² (6,684 ft ²)
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Site

The site (shown indicatively on the attached plan) extends to approximately 845m² including a car parking area located at the rear of the property which extends to 209m² with vehicular access from the adjacent Moray Street Car Park. Access to the rear pedestrian door of the property is taken through the car park.

Services

The property is served by mains electricity, water and sewerage. Heating to the premises is provided by a range of electric storage and convection heaters. Purchasers are required to satisfy themselves as to the condition and suitability of all services.

Energy Performance Certificate

An Energy Performance Certificate has been obtained for the premises and is currently rated "F".

A copy of the Certificate and the Recommendation Report is available upon request.

Planning and Potential Use

The current use of the property is an office and comes under Class 2 of the Town and Country Planning (Use Classes) (Scotland) Order 1997 and can be used for financial or professional services or any other service which is appropriate to provide in a shopping area and where the services are provided principally to visiting members of the public.

The property is considered potentially suitable for residential or business centre uses, but any proposal to convert it to an alternative use would require consent for change of use in terms of Planning Legislation.

For further advice on Planning issues please visit the Council's website via this link http://www.moray.gov.uk/moray_standard/page_41669.html or contact the Duty Officer, Development Control Section, Tel No 0300 1234561 between 2pm and 4pm Mon – Fri.

Building Control

Any proposal to alter, extend or change the use of the existing buildings would require a Building Warrant which the purchaser must obtain.

For advice on Building Control issues please contact the Duty Officer, Building Control Section, Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Tel No 0300 1234561 between 2pm and 4pm Mon – Fri.

Rateable Value

The property has a Rateable Value of £36,750. For further information regarding the Rateable Value please contact the Grampian Valuation Joint Board, 234 High Street, Elgin, IV30 1BA, Tel No: (01343) 541203.

Contaminated Land

The Moray Council Environmental Health Section has advised that there is no significant risk of contamination on the site.

Title

The Council's Title to the property can be viewed by arrangement by contacting Emma Dawson, Paralegal (Property and Contracts), Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Tel No: 01343 563834. emma.dawson@moray.gov.uk

Viewing

Arrangements to view can be made by contacting Ian Walker, Estates Surveyor, Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Tel No: 0300 1234566 or email either ian.walker@moray.gov.uk or estates@moray.gov.uk

Offers

Offers in excess of £95,000 are invited to purchase the property.

A closing date has been set for 12 noon on Friday 20th September 2019.

All parties interested in submitting an offer should note their interest in writing to the Estates Manager, Moray Council, Council Offices, High Street, Elgin, IV30 1BX or email estates@moray.gov.uk. You will then be provided with details of the procedure and instructions for the submission of offers, together with an official tender label.

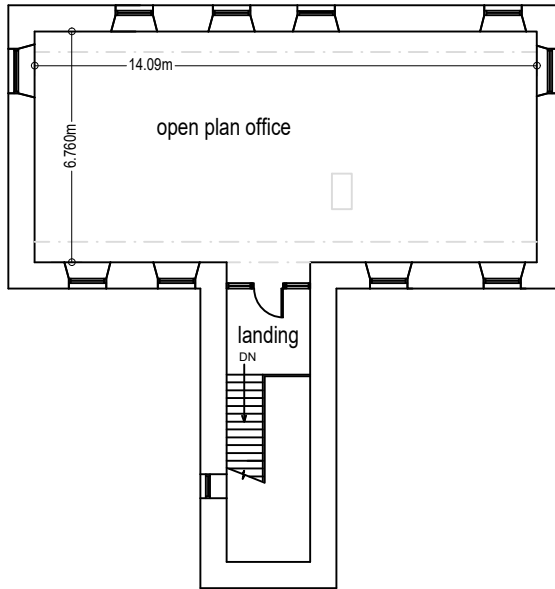
It should be noted that the Council is not obliged to accept the highest offer or any offer.

Disclaimer

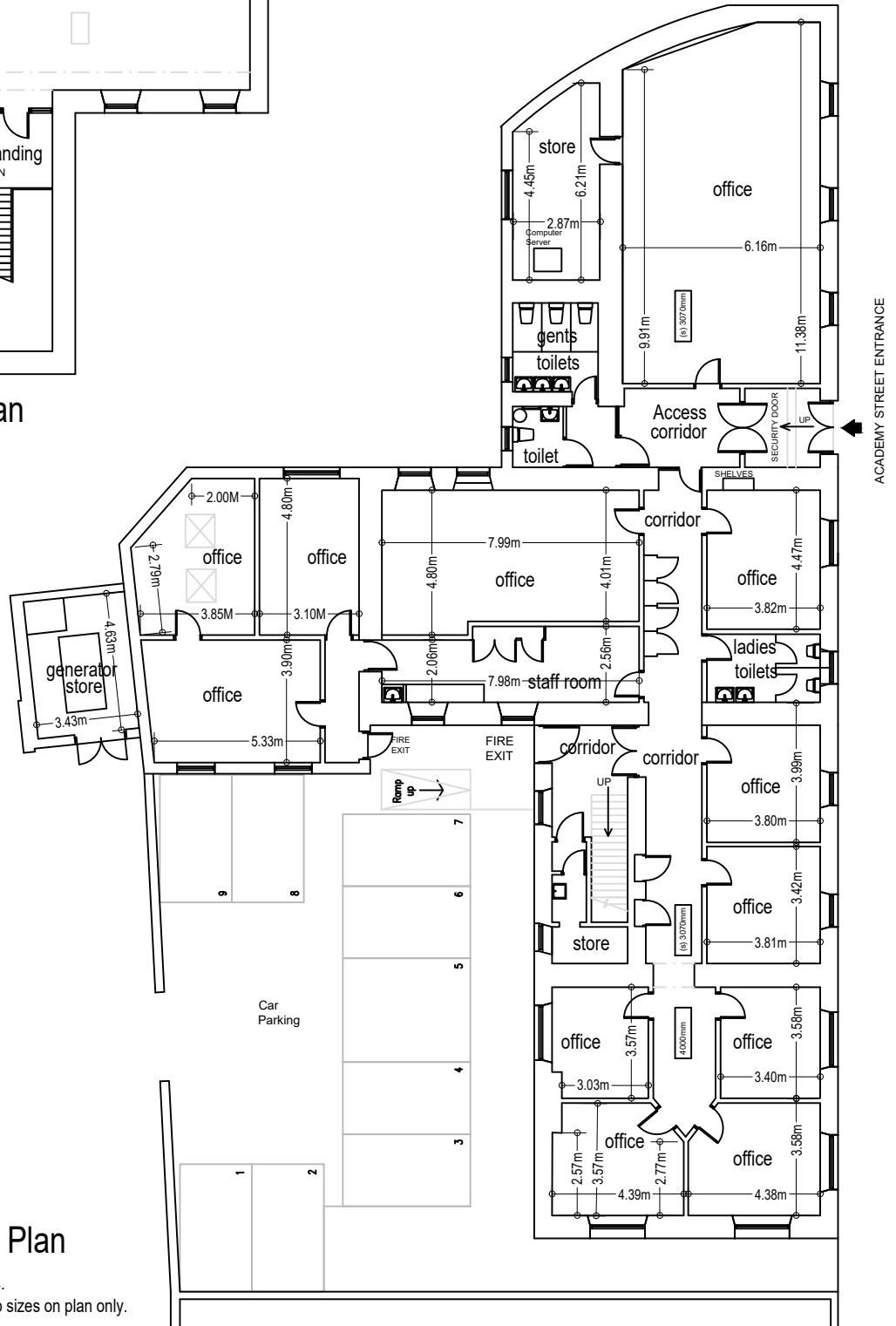
This information does not constitute a representation, warranty or offer and will not form part of any contract which may ensue. The information provided here is purely intended to give a fair and reasonable description of the subjects and prospective purchasers must satisfy themselves with regards to the accuracy of any statements contained in the above particulars.



Any intending 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 a creating any contractual relationship or commitment. Any contract shall only be entered in to by way of missives between respective solicitors.



First Floor Plan



Ground Floor Plan

This drawing has been produced by others.
Please do not scale from plans and refer to sizes on plan only.



Property

Academy Street Offices, Elgin.

Housing & Property Services Estates

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The Moray Council
Council Office, High Street, Elgin IV30 1BX
Telephone: 01343 563281

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