



The Moray Council Housing & Property

Council Offices
High Street
Elgin

IV30 1BX

TO LET

UNIT 4 BURGHEAD HARBOUR, BURGHEAD



Modern 58 square metre workshop/store benefitting from a WC, roller shutter, power, water and designated onsite parking, visitors' parking and high levels of security.

**THIS PROJECT WAS PART-FINANCED BY THE SCOTTISH GOVERNMENT AND
THE EUROPEAN COMMUNITY (Moray Fisheries Local Action Group)
EUROPEAN FISHERIES FUND AXIS 4 Programme**



Description:

The unit is sited beside the Burghead Harbour as shown on the attached site plan. The unit is constructed of harled cement block walls with a pitched insulated composite metal roof. Unit has a 2.5m x 2.3m roller door, an insulated concrete floor, a multi point locking pedestrian access door and a disabled toilet. Please refer to the attached internal layout plan for more information. Property measures 58 square metres on a Gross Internal Area measurement basis and benefits from a single designated parking space and several visitor spaces.

Rent

Offers over £3,700 per annum plus VAT payable monthly in advance will be considered.

Lease and Terms:

The property 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 access areas, common services, visitors' car parking areas, external lighting and fencing of common areas.

Rateable value:

£2,500

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

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.

Energy Performance Certificate:

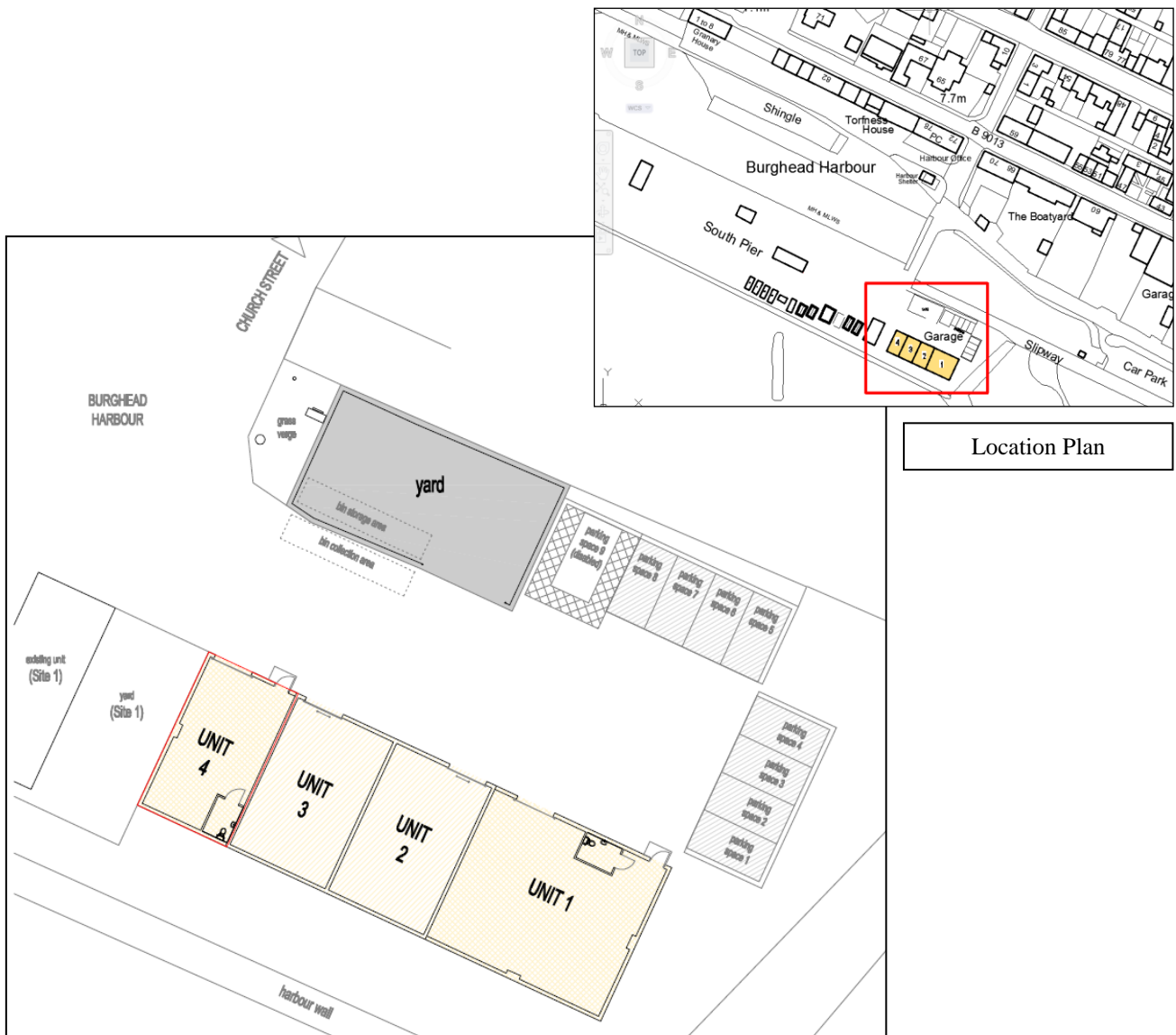
These premises will be unheated and therefore the Council will not be providing an energy performance certificate in respect of the premises.

Viewing:

Appointments to view may be arranged by contacting the Estates Services, Moray Council, Council Headquarters, High Street, Elgin IV30 1BX, Tel. No. 01343 563296 or email: alexander.burrell@moray.gov.uk

Other Properties:

For details of other available Council properties please contact the Estates Manager, Moray Council, Council Offices, High Street, Elgin, IV30 1BX. Tel 0300 1234566 or email estates@moray.gov.uk



Location Plan

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.