

# The Moray Council Housing & Property

Council Offices  
High Street  
Elgin  
IV30 1BX

## TO LET

### 3 MARCH LANE, BUCKIE



#### Description

Semi-detached purpose-built industrial unit with disabled toilet, kitchen, office and secured hardcore/surfaced yard to side and rear.

The property benefits from a 3 phase power supply, car parking at the front of the unit, low energy lighting and double-glazed windows.

**Offers over £4,200 per annum to lease.**

*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.*

### Accommodation

Workshop/Office measures 8.1m x 8.71m which equates to 70.55sqm (759sqft) with an office measuring 1.86m x 3.05m. The workshop and office both benefit from adequate 13 amp sockets and natural light.

The yard is secured with a mixture of steel palisade fencing and concrete post and wire fencing. The yard is surfaced with a mix of concrete, tar and hardcore.

### Rent

Offers in excess of £4,200 per annum payable monthly in advance are sought.

### 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 basis on easy in easy out terms. The main terms include:-

- The lease period will be from 1 month to 5 years.
- Rent will be reviewed on a 3 yearly cycle.
- The 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 the granting of any lease will be recovered from the tenant.
- Permitted uses will be limited to uses within Use Classes 5 & 6 (refer to Planning Section below for more details) including light industrial, storage, distribution, workshops etc.
- The Council will maintain the common areas and services including car parking, accesses and street lighting.

### Rateable Value

The Rateable Value of the unit is entered in the Valuation Roll for the current year as having a Rateable Value of £3,100

### Small Business Bonus Scheme

The Scottish Government announced the introduction of the Small Business Bonus Scheme which commenced on 1 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 Council's Non-Domestic Rates Team on 01343 563194/5 or alternatively e-mail them on [ndr-eng@mail.moray.gov.uk](mailto:ndr-eng@mail.moray.gov.uk).

### Planning Position

The property has Planning Consent for general industrial storage and distribution uses as defined in Use Classes 5 & 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/Viewing

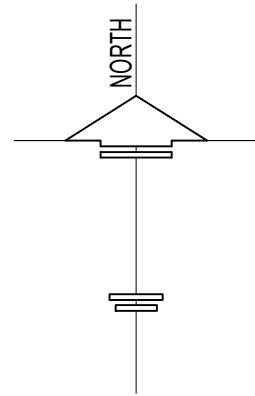
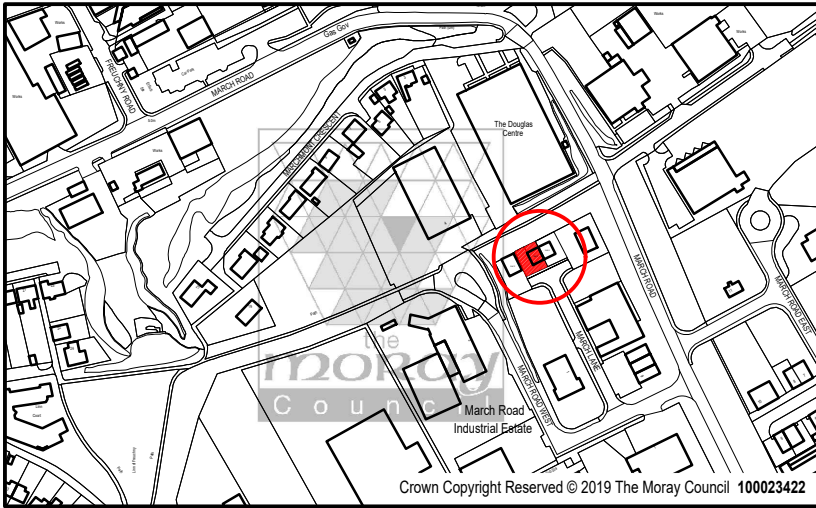
For further details or to arrange a viewing contact Ian Walker, Estates Surveyor, Moray Council, Council Headquarters, High Street, Elgin, IV30 1BX, Tel No (0300) 1234566 or e-mail [ian.walker@moray.gov.uk](mailto:ian.walker@moray.gov.uk)

All parties interested in submitting an offer should contact Ian Walker, Estates Surveyor, Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Tel No (0300) 1234566 or email Ian Walker on [ian.walker@moray.gov.uk](mailto:ian.walker@moray.gov.uk) to obtain instructions on how to submit an offer.

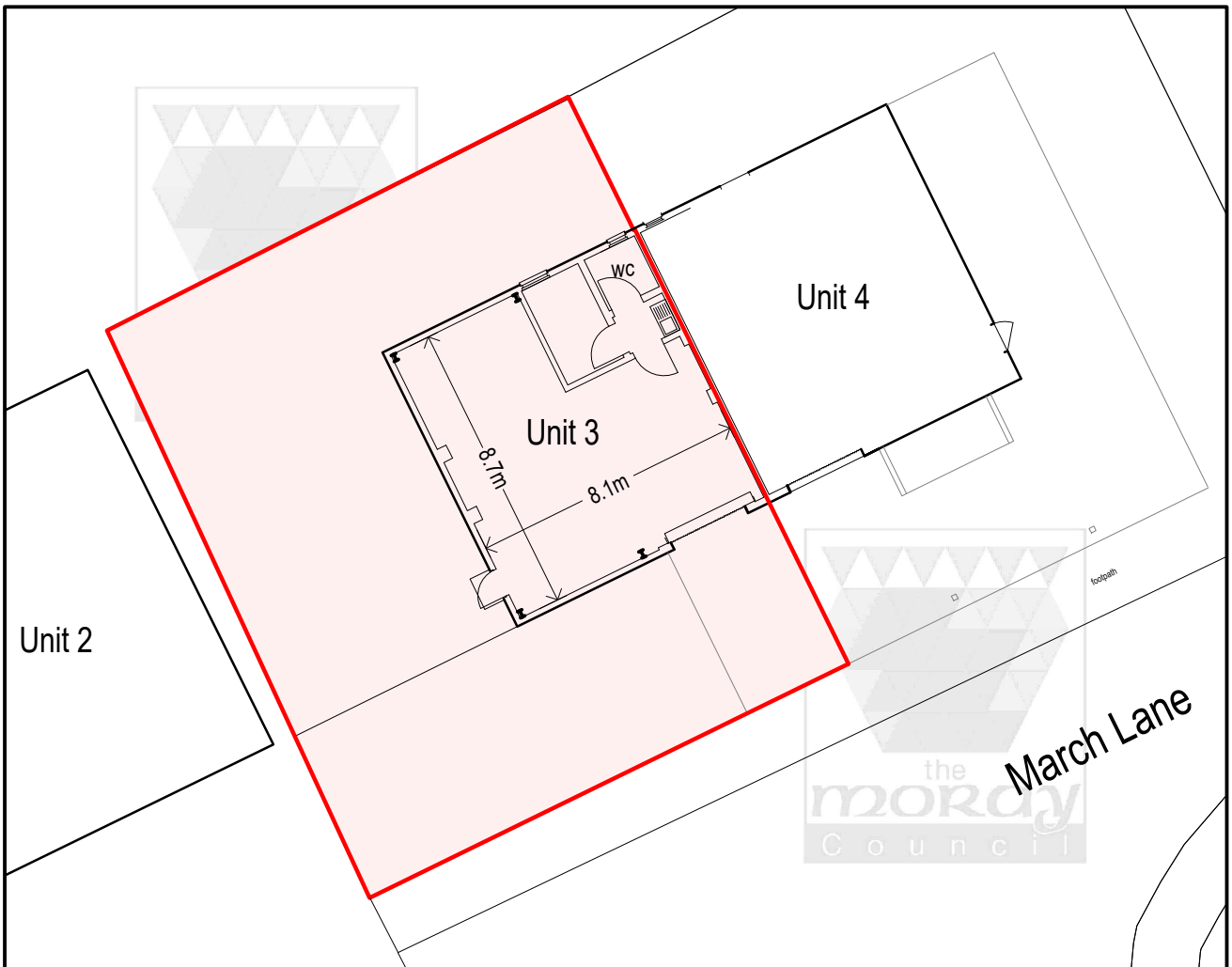
It should be noted that the Council are not obliged to accept the highest offer or any offer.

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.

PROHIBITED FOR USE WITH PLANNING APPLICATIONS.



LOCATION PLAN



Property For Let

**Unit 3,  
March Lane,  
Buckie.**

**Housing & Property Services  
Estates**

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