

The Moray Council Housing & Property

Council Offices
High Street
Elgin
IV30 1BX

TO LET

5 GRESHOP ROAD, FORRES IV36 2GU



Description

The property is well located on the popular Greshop Industrial Estate, close to the A96 Inverness to Aberdeen trunk road.

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

The property extends to approximately 132m² (1,420ft²) measured on a Gross Internal Area basis with a fenced yard extending to approximately 30.6m² (387ft²).

Rent

Offers over £10,100 per annum + VAT payable monthly in advance will be considered.

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.

Energy Performance Certificate

Currently rated "G" (Certificate and Report available on request)

Lease Terms

The unit is offered for lease on a full repairing and insuring lease basis. Main terms are:-

The Council is flexible on the lease period and will consider any lease period required from monthly 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 tenant will accept the premises in their current condition and will be responsible for all repairs and maintenance in accordance with the condition schedule to be provided

The Council will arrange the building insurance cover for the premises and recover the cost of the annual premium from the tenant. Other insurance cover must be provide by the tenant as required

The tenant will be responsible for the payment of rates, taxes and all other services and outgoings arising from the occupation and use of the premises

Permitted uses will be limited to uses within Use Classes 5 and 6 of the Town and Country Planning (Use Classes) (Scotland) Order 1997 (refer to Planning section below for more details) including industrial, storage and distribution.

The Council will maintain the common areas and services including car parking, accesses and street lighting.

In accordance with the Council's normal practice the tenant will be responsible for payment of the Council's reasonable legal fees in connection with the granting of any lease that proceeds as well as any transaction taxes and registration costs as applicable.

Rateable Value

The current Rateable Value is £8,600.

Small Business Bonus Scheme: Tenants may be eligible to apply for Small Business Bonus Scheme Relief which commenced on 1st April 2008. The scheme is intended to assist small businesses and it is possible that the tenant may be eligible for up to 100% relief for Non-Domestic Rates. 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

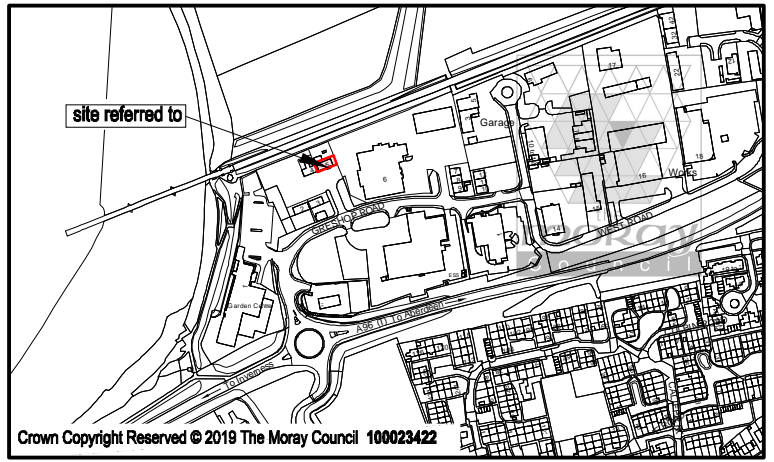
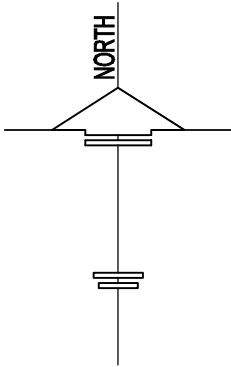
Planning Position

The premises have 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 outside of these use classes may be permitted subject to the tenant being responsible for obtaining any necessary statutory consents for their proposed use.

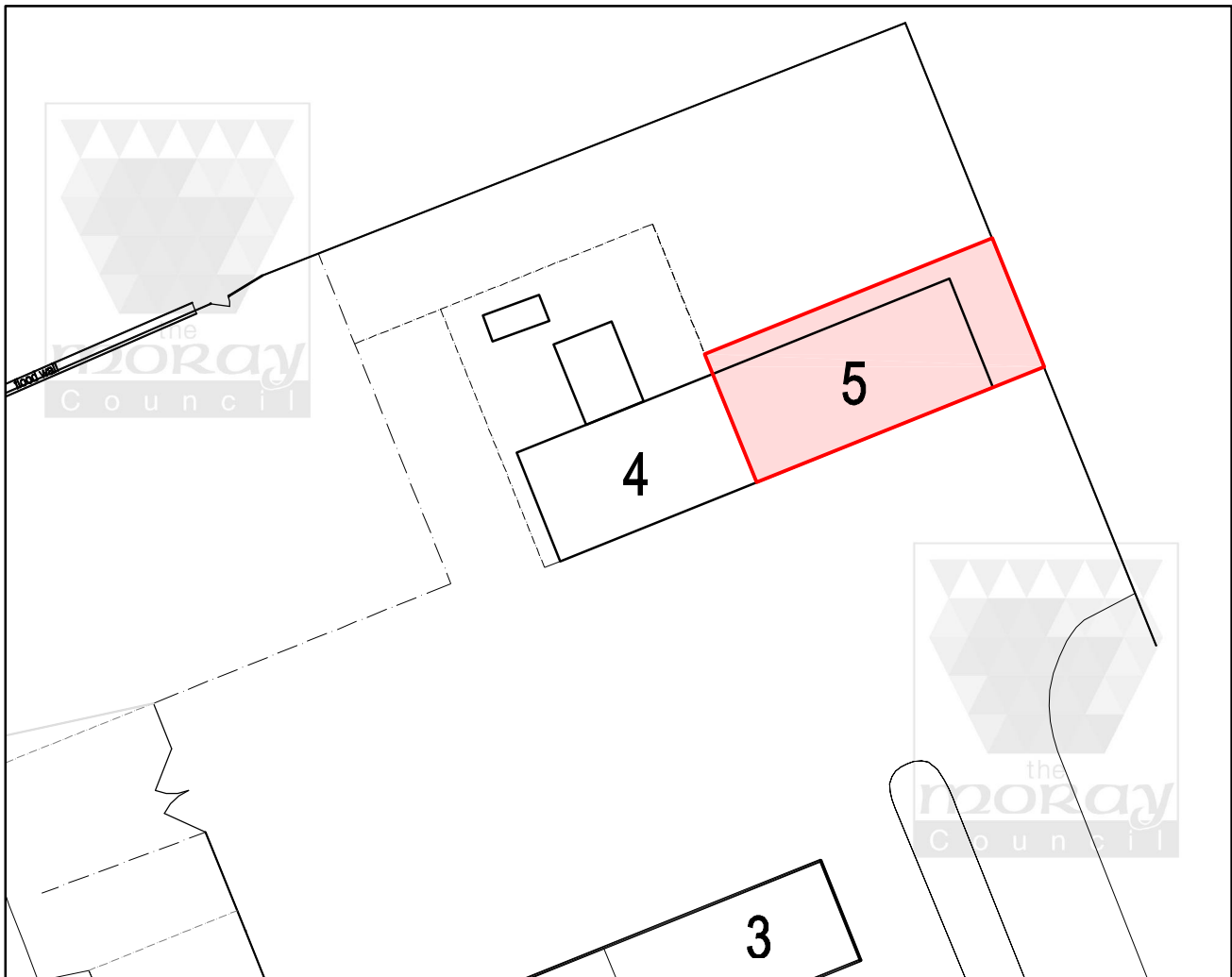
Viewing

Appointments to view may be arranged by contacting the Estates Services, The Moray Council, Council Headquarters, High Street, Elgin IV30 1BX, telephone number 03001234566 or email: estates@moray.gov.uk

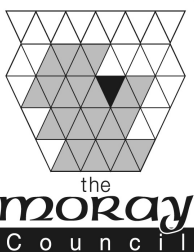
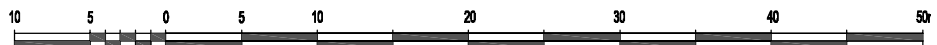
Any interested parties must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. In accordance with the Requirements of the Writings (Scotland) Act 1995 these particulars are neither intended to create nor to be relied upon as creating any contractual relationship or commitment. Any contract shall only be entered into by way of missives between respective Solicitors.



LOCATION PLAN SCALE 1:5000



Area outlined in red extending to 210sq.m or thereby



To Let

**Unit 5,
Greshop Road,
Forres.**

Housing & Property Services
Estates

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