

# The Moray Council Housing & Property

Council Offices  
High Street  
Elgin  
IV30 1BX

## TO LET

### 35 HARBOUR STREET, HOPEMAN



#### Description

The property comprises a harled concrete block store with a timber pitched roof with single skin steel sheet roofing, a concrete floor and is accessed by a double timber door 2.91m wide by 2.11m high.

*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

Main Store - accessed by a double garage timber door and by a pedestrian door at the rear. The store measures internally 4.82m x 7.24m (gross internal area 34.9sqm).

Rear Store No 1 - measures 1.53m wide by 1.83m long (gross internal area 2.8sqm) and is accessed by a single pedestrian timber door.

Rear Store No 2 - measures 1.83m wide by 1.83m long (gross internal area 3.35sqm) and is accessed by a single pedestrian timber door.

### Location

The property is sited at Hopeman Harbour, a mixed commercial and recreational harbour, in a small coastal town within 8 miles from the main population centres of Elgin, Lossiemouth and Forres.

### Services

There are no utilities servicing this property.

### Energy Performance Certificate

The premises are unheated and therefore an Energy Performance Certificate will not be provided.

### Rent

Offers over £900 per annum payable monthly in advance are sought. Rents quoted are exclusive of VAT and rates.

### Lease Terms

The unit is offered for lease on a full repairing and insuring lease basis on easy in easy out terms.

The main terms are:-

- Lease period will be from 1 month to 5 years.
- Rent will be reviewed on a 3 year 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 any lease will be recovered from the tenant.
- Permitted uses will be limited to uses within Use Class 5 & 6 including light industrial, storage, distribution, workshop etc.

### Rateable Value

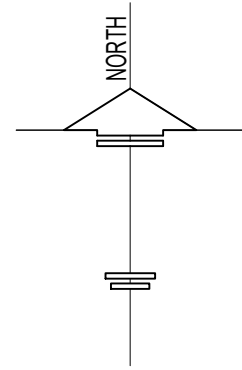
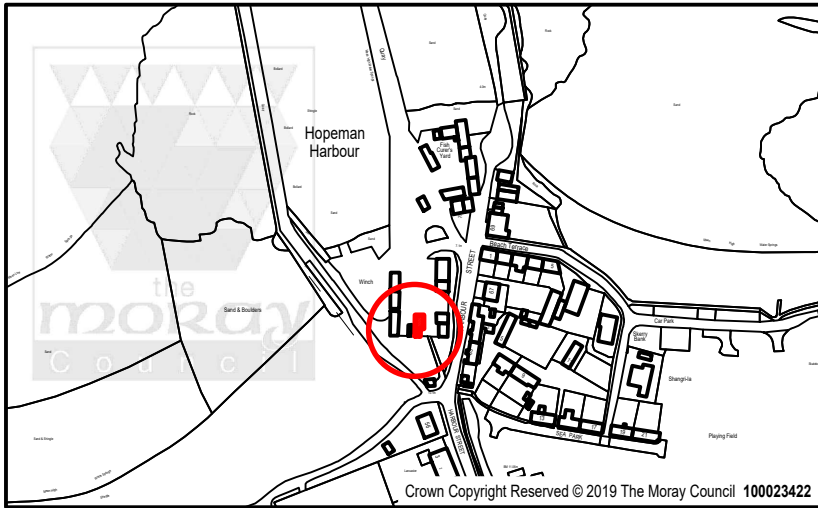
According to the Scottish Assessors Association website the property has a Rateable Value of £775. For further information regarding the Rateable Value please contact Grampian Valuation Joint Board, Tel No: (01343) 541203 or at [www.saa.gov.uk](http://www.saa.gov.uk). Tenants may be eligible for rates relief and for further information regarding such matters please contact Moray Council's Non-Domestic Rates Team on Tel No: (01343) 563194/563195 or alternatively e-mail them on [ndr-eng@moray.gov.uk](mailto:ndr-eng@moray.gov.uk)

### Further Details

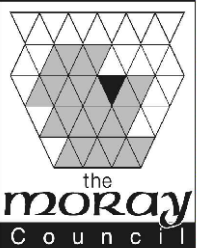
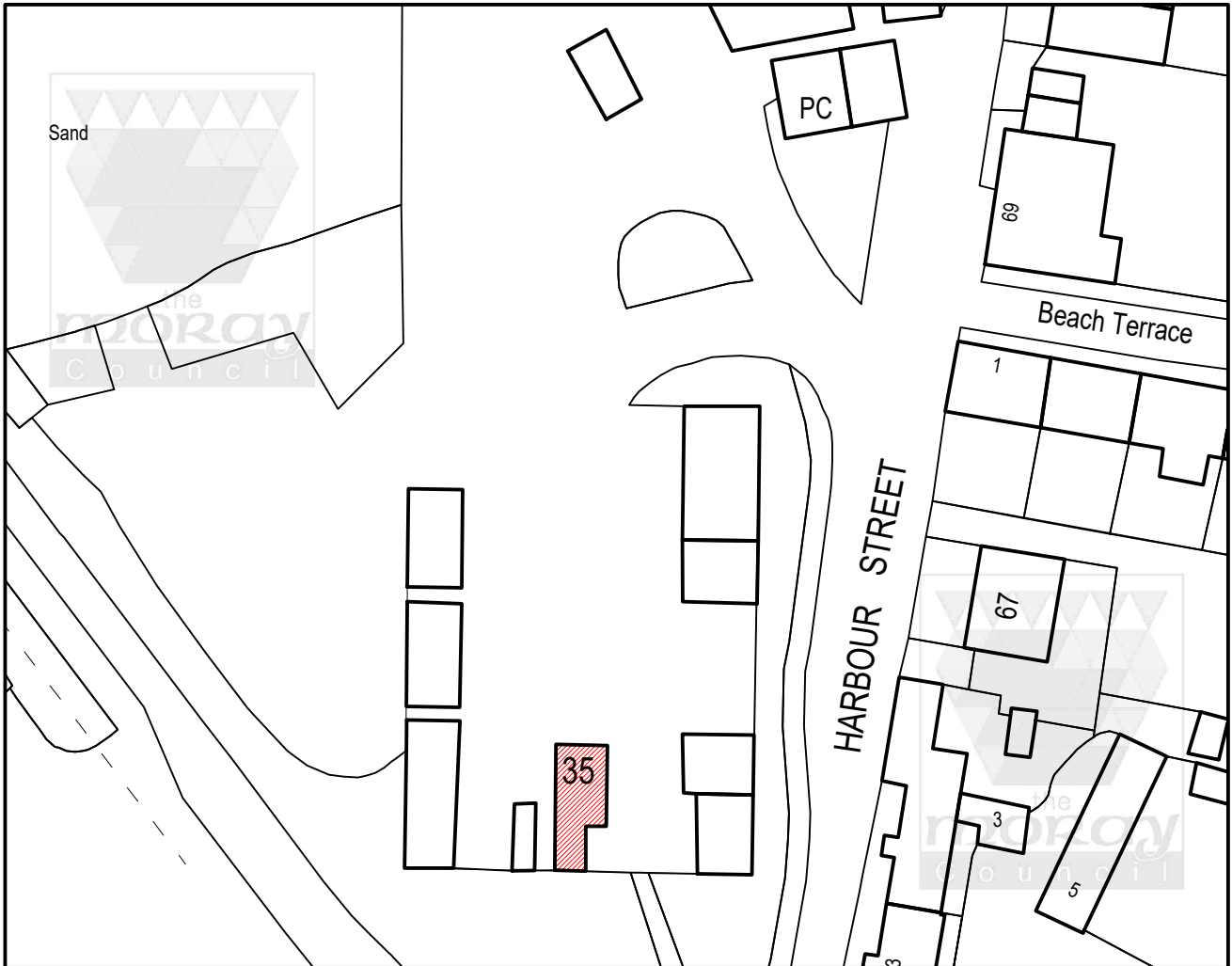
For further details or to arrange to view the premises contact the Estates Manager, Council Offices, High Street, Elgin, IV30 1BX, Tel No: 0300 1234566 or on [estates@moray.gov.uk](mailto:estates@moray.gov.uk)

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 Writing (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

**35 Harbour Street,  
Hopeman.**

**Housing & Property Services  
Estates**

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