

# The Moray Council Housing & Property

Council Offices  
High Street  
Elgin  
IV30 1BX

## TO LET

### STORE, FREUCHNY ROAD, BUCKIE



#### Description

The property comprises a bare concrete block store with a timber mono pitched corrugated asbestos sheet roof, a concrete floor and an up-and-over access garage door.

*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 - access by the up-and-over garage door the store measures internally 25sqm (269sqft).

### Location

The property is sited near Buckie Harbour, a commercial cargo and fishing harbour, in the coastal town of Buckie.

### 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 £700 per annum payable monthly in advance are sought. Rents quoted are exclusive of VAT and rates.

### Lease Terms

The store is offered for lease on a full repairing and insuring lease basis on easy in/ easy out terms. The main terms include:-

- The lease period will be from 1 month to 5 years.
- The 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 buildings insurance for the premises and recover the cost of that insurance from the tenant.
- The Council's reasonable legal expenses in issuing the lease will be recovered from the tenant.
- Permitted use will be limited to Class 6 Storage and Distribution.

### Rateable Value

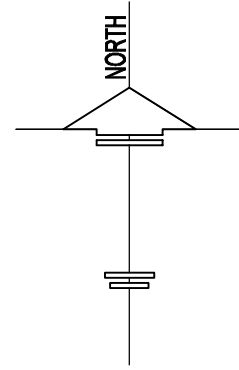
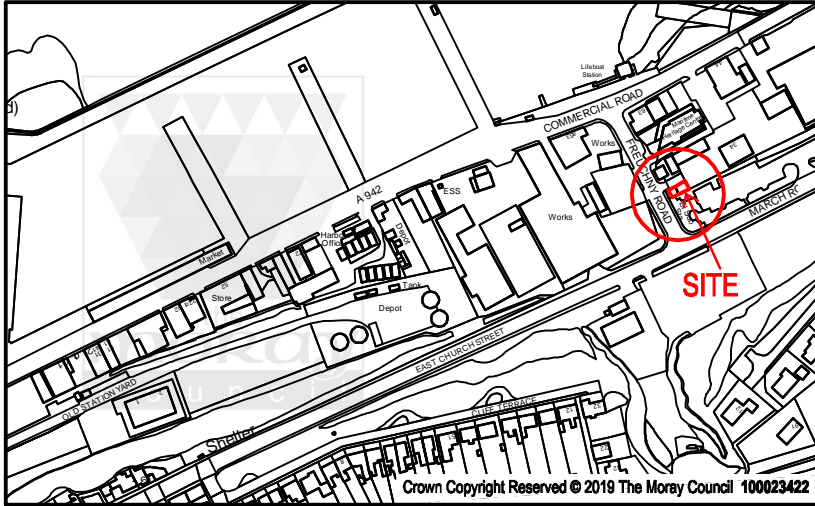
According to the Scottish Assessors Association website the property has a rateable value of £350. For further information regarding the rateable value please contact Grampian Valuation Joint Board, Tel No (01343) 541203 or at [www.saa.gov.uk](http://www.saa.gov.uk). Tenants may be eligible for rates 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-enq@moray.gov.uk](mailto:ndr-enq@moray.gov.uk).

### Further Details

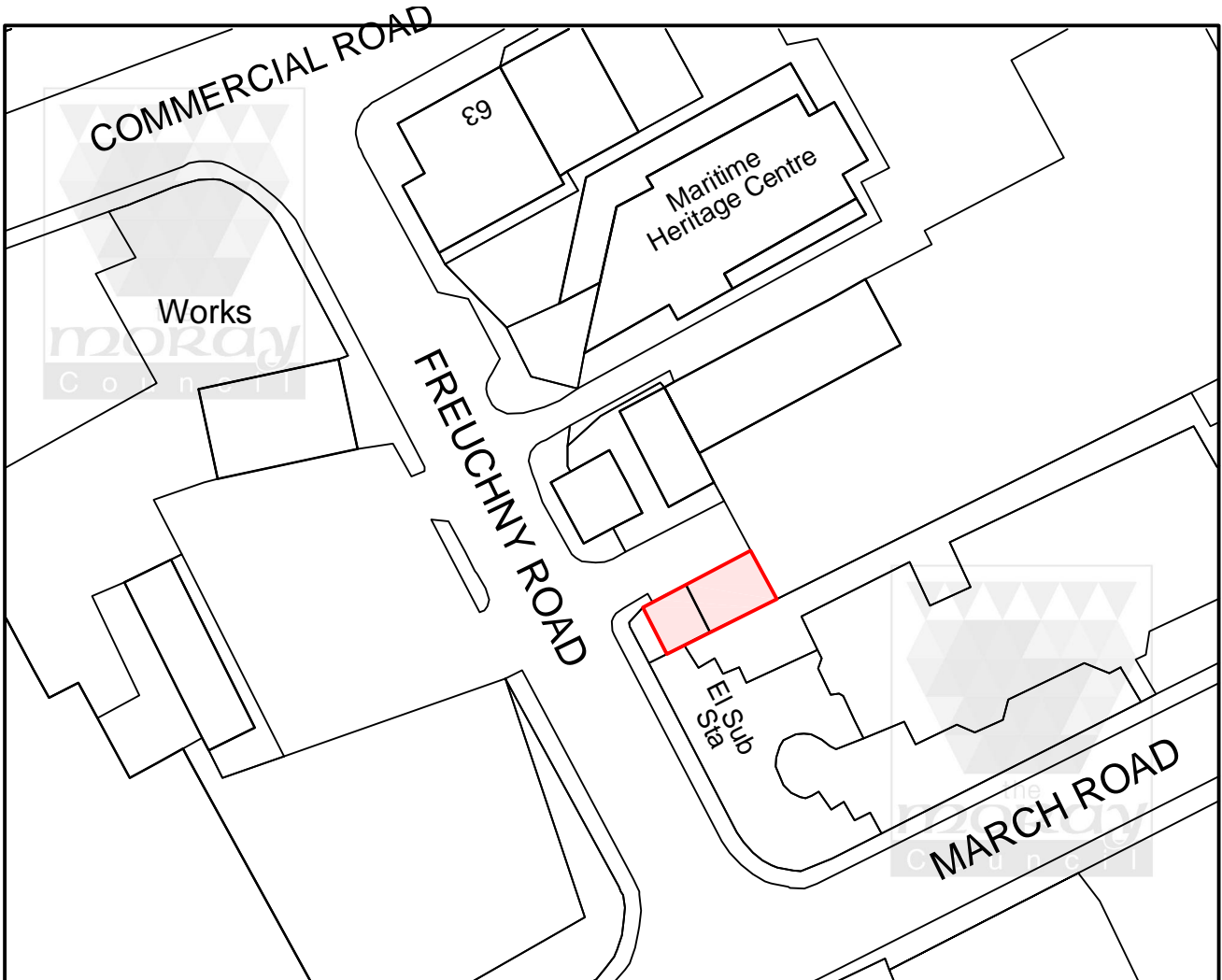
For further details or to arrange to view the premises contact the Estates Manager, Council Offices, High Street, Elgin, IV30 1BX, Tel No 0300 1234566 or on [estates@moray.gov.uk](mailto:estates@moray.gov.uk).

Any 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

**Store at Freuchny Road,  
Buckie.**

Housing & Property Services  
Estates

Reproduced from the Ordnance Survey map with the permission of the Controller of Her Majesty's Stationary Office Crown Copyright 2019. The Moray Council 100023422. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

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