



The Moray Council Housing & Property

Council Offices
High Street
Elgin
IV30 1BX

TO LET

YARD 3 Newtonhill Spur, Buckie (Off March Road)



The Moray Council has developed a new industrial estate off March Road, Buckie on which a 2,720 sqm secured yard has been constructed.

Initial Rental £7,750 per annum plus VAT.

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.

Description

Hardcored yard with 2.10m steel palisade fencing and 6.0m wide gates extending to an area of 2,720 sq.m.

For plan details click on the [Link](#).

Lease and Terms

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

Initial Rental £7,750 per annum plus VAT.

Main terms are:

Lease period will be flexible from one month upwards.

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'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 common surface water drains, the road and the footpaths servicing the premises until such time as they may be adopted for maintenance by Scottish Water or the Roads Authority.

Rateable value

The premises will require to be separately assessed upon letting of the property.

Small Business Bonus Scheme

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-enq@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.

For further advice on any Planning issues please visit the Council's web site via this link http://www.moray.gov.uk/moray_standard/page_41669.html or contact the Duty Officer Tel: 0300 1234561 between 2pm and 4pm Mon-Fri.

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.

Applications to Lease:

Applications to lease are invited. To apply on line click [Here](#).

Other Properties:

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