



Moray Council Housing & Property Services

Council Offices
High Street
Elgin
IV30 1BX

TO LET

Unit R, Isla Bank Mills, Station Road, Keith, AB55 5DD



Location

The historic town of Keith lies in the west of Moray and at the northern end of the Speyside Whisky trail on the juncture of the A95/A96. With a population of c. 4,750, the town is renowned for its textiles industry of which the Isla Bank Mills complex continues to play a significant part.

Isla Bank Mills is a successful business park well located for local services and the transport network. The estate lies adjacent to Keith railway station and within easy reach of the A96 Aberdeen to Inverness trunk road and the A95 providing access to the south. Local amenities such as shops, restaurants and medical facilities are available in the nearby town centre.

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

Unit R comprises a traditionally built workshop/warehouse unit with built in offices and toilets. Internally the unit benefits from a powered roller shutter door, a warm air blower and 3 phase electrical supply to the warehouse, while the offices and toilets benefit from gas fired central heating, fully fitted carpets, suspended ceilings and are accessed by means of a feature glazed entrance canopy at the front of the unit. Unit also benefits from a small exclusive yard/parking area at rear of property. Refer to attached plan [\(link\)](#) for detailed layout.

Accommodation

Workshop	419m ²	(4,150 ft ²)
Office/Toilets	155m ²	(1,668 ft ²)
Gross Internal Area	574m ²	(6,179 ft ²)

Rent

Offers over £15,550 per annum plus VAT payable monthly in advance will be considered.

Energy Performance Certificate

Premises have a Band F Energy Performance Rating. If you have any questions regarding the Energy Performance Certificate please contact Alex Burrell, Estates Surveyor on mob. 07967 748 944.

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 upward.
- 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 buildings 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 as well as any Stamp Duty Land Tax, if applicable, and registration dues.
- Permitted uses will be limited to uses within Use Classes 4, 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 £10,250.

Small Business Bonus Scheme

Tenants may be able to apply for the Small Business Bonus Scheme Relief which commenced on 1 April 2008. The Scheme is intended to assist small businesses and it is possible that you may be eligible for such rates relief. For further information contact Moray Council's Non-Domestic Rates Team on (01343) 563194/5 or alternatively e-mail them on ndr-enq@mail.moray.gov.uk

Planning Position

The unit has planning consent for business, light industrial, general industrial, storage or distribution uses as defined in Use Classes 4, 5 and 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.

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.

For further advice on Building Control issues please contact the Duty Officer, Building Standards Section, Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Tel No 0300 1234561 between 2pm and 4pm Mon-Fri.

Further Details

Appointments to view may be arranged by contacting Estates Services, Moray Council, Council Headquarters, High Street, Elgin, IV30 1BX, Tel No 0300 1234566 or e-mail alexander.burrell@moray.gov.uk

All parties interested in submitting an offer for lease should in the first instance note their interest in writing with the Estates Manager, Moray Council, Council Offices, High Street, Elgin, IV30 1BX or by e-mail 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.