



Moray Council Housing & Property Services

Council Offices
High Street
Elgin
IV30 1BX

TO LET

WORKSHOP WITH OFFICE/STORES, BALLOCH ROAD, KEITH UNIT B



The property is located a short distance from the A96 trunk road passing through Keith and comprises a single storey industrial workshop unit with offices and stores. The property benefits from a secured surfaced yard. Internally the unit extends to approximately 246sqm (2,647sqft) measured on a gross internal area basis and the yard extends to approximately 275sqm (0.07 acres).

Please note that there is a general presumption against sports, leisure, and animal grooming uses in the Council's industrial buildings.

Rental Offers over £11,000 + VAT per annum are sought.

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

The unit's accommodation which extends to a Gross Internal Area of 246 sqm is shown coloured pink on the location plan below which comprises an office, disabled WC and a large store. **(See the accommodation schedule for full details.)**

The yard is surfaced and is accessed by a steel wire mesh double gate off Balloch Road. The entire site is secured with a mix of concrete block walls, stone walls, concrete and steel posted security fencing. The premises have a single phase electricity supply and is supplied with adequate power points and lighting.

Please note that there is a general presumption against sports, leisure, and animal grooming uses in the Council's industrial buildings.

Rent

Rental offers at or over £11,000 per annum + VAT payable monthly in advance will be considered.

Lease Terms

The premises are offered for lease on a full repairing and insuring lease basis. The main lease terms are:-

1. Lease period will be from 1 month upwards.
2. Rent will be reviewed on a 3 year cycle.
3. The tenant will accept the premises in their current condition and will maintain them in that condition.
4. The Council will arrange insurance for the premises and recover the cost of that insurance from the tenant.
5. The Council's reasonable legal expenses in the granting of the lease or any amendment to the lease will be recovered from the tenant.
6. Permitted uses will be limited to uses within Use Class 5 & 6 (refer to Planning Section below for more details).
7. The rent will be payable monthly in advance with the first 2 month's rent payable on entry.
8. The tenant will be responsible for the payment of rates and all other services and outgoings arising from the use of the premises.
9. The Council will maintain the common areas and services including private roads and car parking.

Rateable Value

The property is currently entered in the Valuation Roll, effective from 1 April 2023, at a Rateable Value of £7,200

The Scottish Government announced the introduction of a Small Business Bonus Scheme which commenced on 1 April 2008. The Scheme is intended to assist small businesses and it is possible that you may be eligible for up to 100% rates relief in respect of these premises. For further information contact Moray Council's Non-Domestic Rates Team on (01343) 563456 or alternatively e-mail them on ndr-enq@moray.gov.uk

Energy Performance Certificate

Current Rating "D" (Certificate and Report available on request)

Planning Use

The premises are considered suitable for Classes 5 (Industrial) or 6 (Storage & Distribution) uses, subject to agreement of details. Other uses may be considered, subject to any statutory consents required. It should be noted that the above advice is purely for guidance and is entirely without prejudice to the consideration of any formal applications for Planning Consent and/or Building Warrant by the Moray Council.

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 Control Section, Moray Council, Council Offices, High Street, Elgin, IV30 1BX.
Tel No: 0300 1234561 between 2pm and 4pm Mon – Fri.

Viewing

For further details or to arrange a viewing please complete the following [form](#), and Alexander Burrell, the Estates Surveyor managing this property, will be in contact shortly. Alternatively you may call Alex on 07967 748944 email alexander.burrell@moray.gov.uk

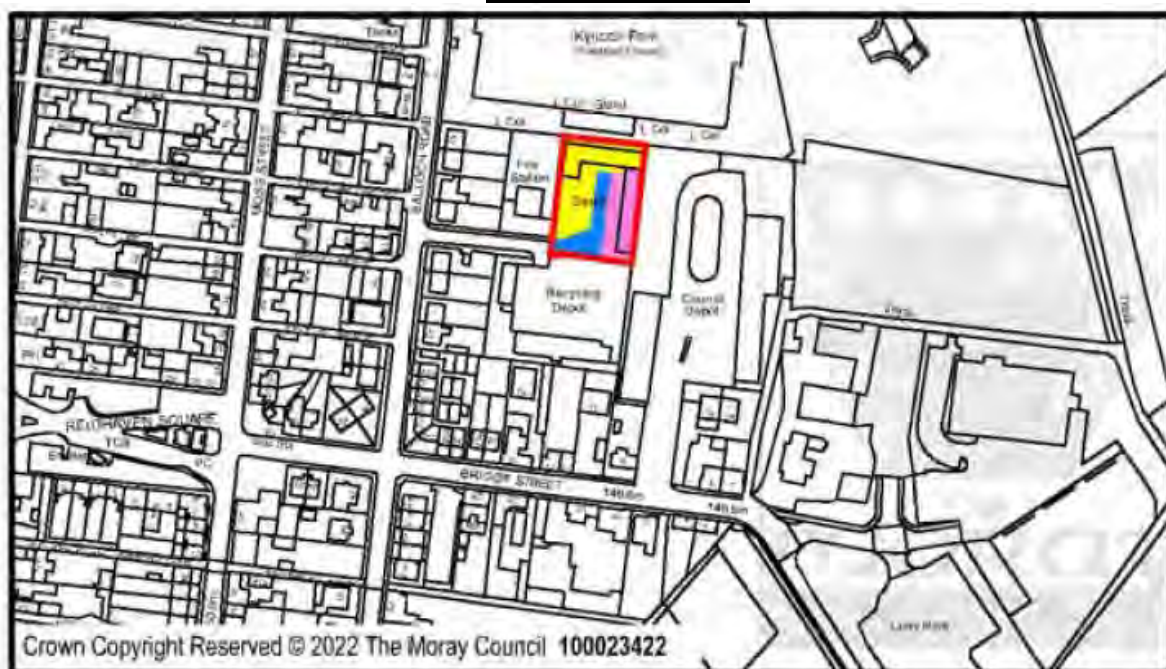
All parties interested in submitting an offer should note their interest in writing to the Asset Manager, (Commercial Buildings) Moray Council, Council Offices, High Street, Elgin, IV30 1BX or by e-mail estates@moray.gov.uk

It should be noted that the Council is not obliged to accept the highest or any offer.

Data Protection

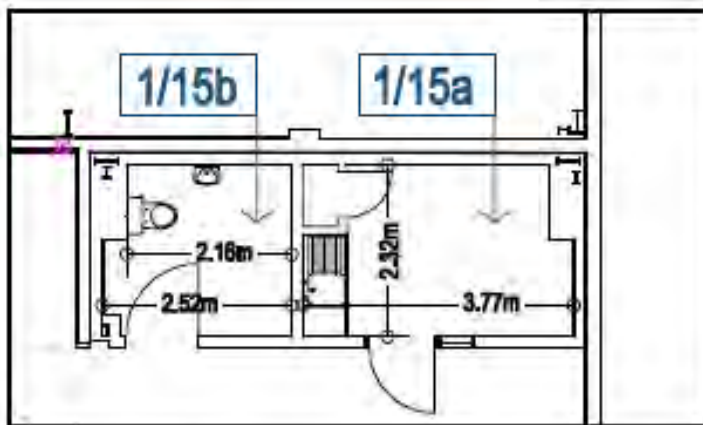
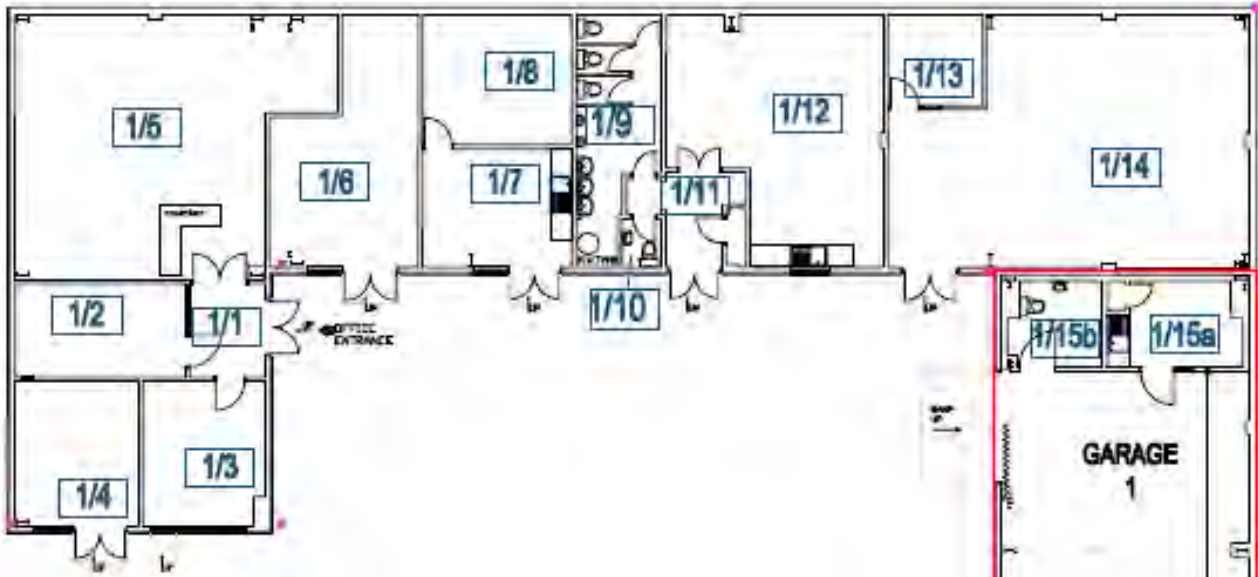
Here is a link to the Council's Privacy Notice setting out the Council's approach to the use of personal data in the Lease process – [link](#)

LOCATION PLAN

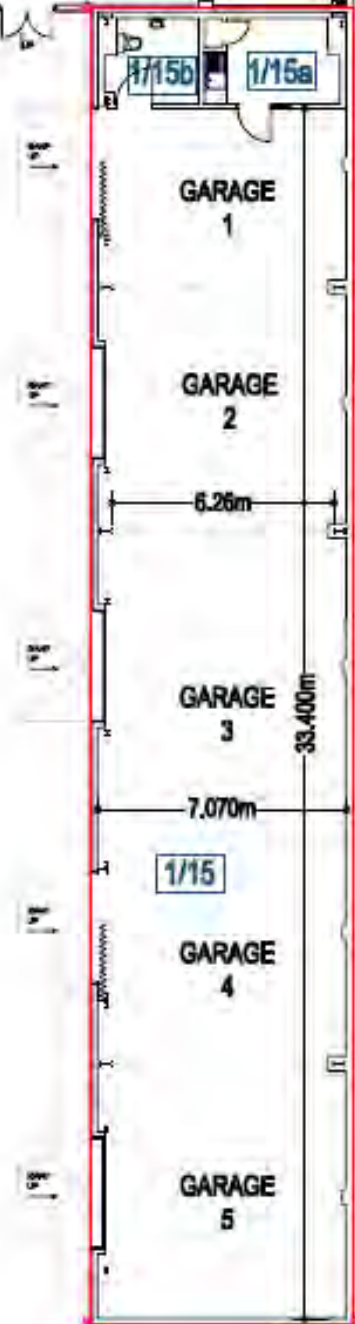


Any intending offerers must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. In accordance with the Requirements of the Writing (Scotland) Act 1995 these particulars are neither intended to create nor to be relied upon as creating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

Accommodation Schedule



Enlarged floor plan of rooms 1/15a and 1/15b



Room 1/15 a - Office/Staff Room with kitchen sink.

Room 1/15 b - Disabled WC.

Room 1/15 - Store/Workshop.

Yard - the yard is predominantly surfaced in concrete and asphalt and measures 28m x 39m **plus** 3.2m x 7.15m – 7.25m x 8.25m (Total area 1,055sqm), approximately 275 sqm of which will be let exclusively with this unit.)