



Moray Council Housing & Property Services

Council Offices
High Street
Elgin
IV30 1BX

TO LET

UNIT B, ISLA BANK MILLS, KEITH



Closing date set for 12 noon on Wednesday 21st June 2023

Location

The historical town of Keith lies in the east of Moray and at the northern end of the Speyside Whisky trail on the juncture of the A95/A96. With a population of c. 4,600, the town is renowned for its textiles industry of which the Isla Bank Mills complex continues to play a significant part.

Isla Bank Mills has been transformed into a successful business park and is 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

The property comprises a substantial brick/block built workshop with secured yard. The property also benefits from:

- a 3 phase electrical supply,
- a disabled WC with wash hand basin,
- a kitchen facility,
- 3 double 13 amp sockets and several high power/3 phase sockets and switched spurs,
- good natural light from a window and skylights,
- an internal clearance of 4.2m,
- a roller shutter door (4m wide by 3.5m high), and
- an insulated metal profile sheet roof.

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

Size

Ground floor - 216.5sqm (2,330sqft)

Mezzanine 1 - 32.3sqm (354sqft)

Mezzanine 2 - 42.9sqm (462sqft)

Yard - 247sqm (2,659sqft)

Energy Performance Certificate

The premises are unheated and therefore no Energy Performance Certificate is provided.

Rent

Offers over £8,550 per annum (plus VAT) payable monthly in advance will be considered.

Lease Terms

The premises are offered on the basis that the tenant will accept the premises in their current condition and will maintain the property in the same condition for the lease period.

- The Council will consider lease periods from month to month upwards.
- The rent will be reviewed every 3 years.
- The Council will arrange the building insurance and recover the cost of that insurance from the tenant. All other types of insurance cover must be provided by 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 the common areas and services including car parking, accesses and street lighting.

Fees

In accordance with Council practice the tenant will be responsible for the Council's reasonable legal fees in connection with the transaction as well as any Land and Buildings Transaction Tax, if applicable, and registration dues.

Rateable Value

The property is currently entered in the Valuation Roll, effective from 1 April 2023, at a Rateable Value of £4,900

Small Business Bonus Scheme

It would be expected that most small businesses would be able to benefit from the 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@mail.moray.gov.uk.

Planning

The development has planning consent for business, general industrial, storage and distribution uses as defined in classes 4, 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.

Further Details/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 or email alexander.burrell@moray.gov.uk

Offers

A closing date has been set for 12 noon on Wednesday 21st June 2023.

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 email estates@moray.gov.uk You will then be provided with details of the procedure and instructions for the submission of offers, together with an official tender label.

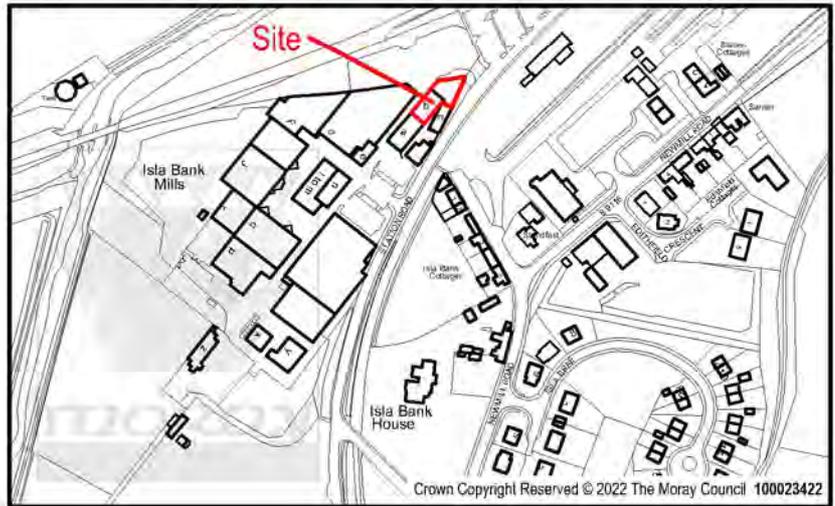
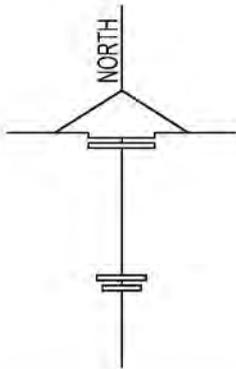
It should be noted that the Council is not obliged to accept the highest or any offer.

Data Protection

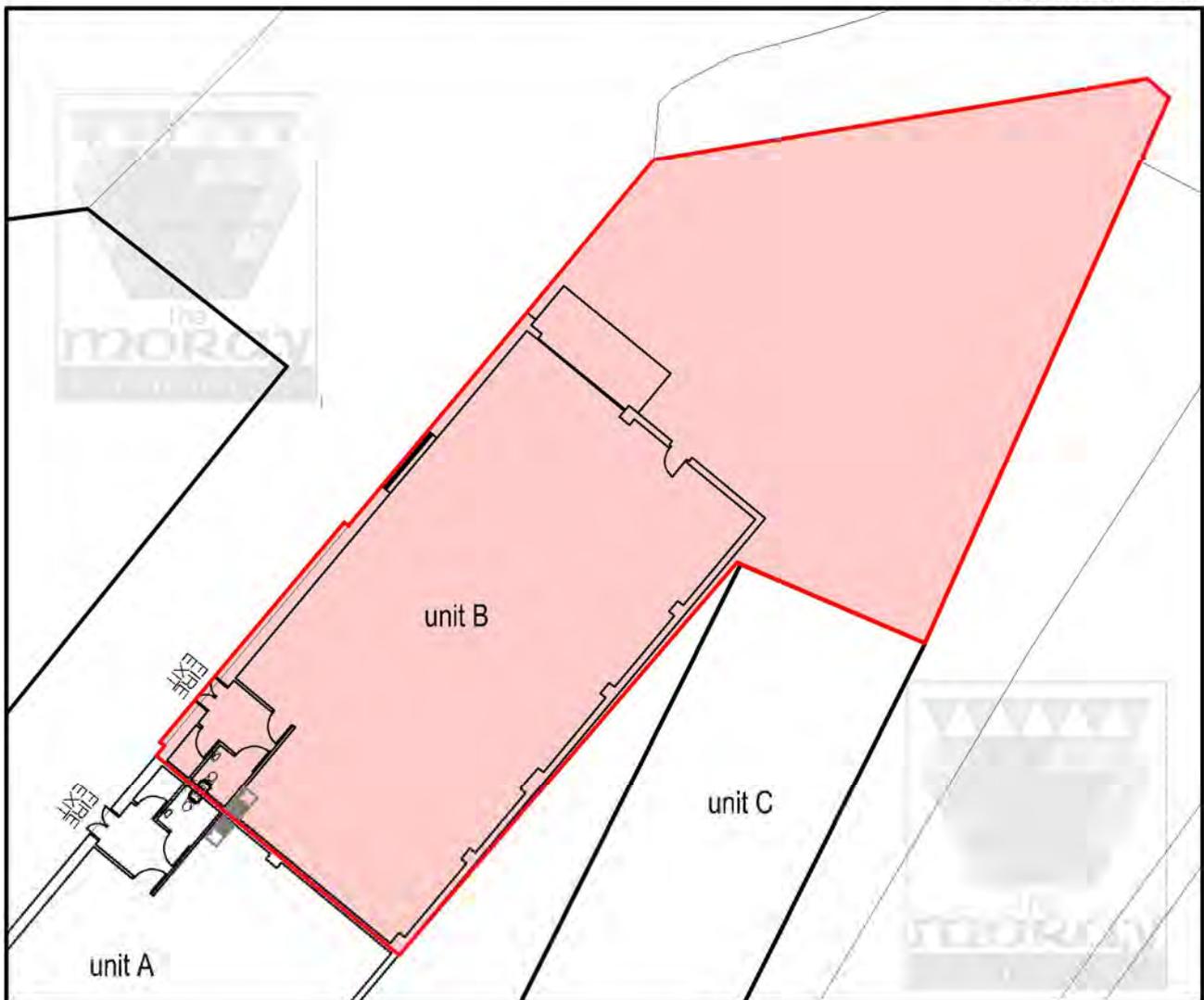
Here is a link to the Council's Privacy Notice setting out the Council's approach to the use of personal data in the Lease process – [link](#)

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 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

**Unit B,
Isla Bank Mills,
Keith.**

**Housing & Property Services
Estates**

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The Moray Council
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