Moray Council
Housing & Property Services
Council Offices
High Street
Elgin
IV30 1BX

FOR LEASE

UNIT 4 COULARDBANK INDUSTRIAL ESTATE

COULARDBANK RD, LOSSIEMOUTH, IV31 6NG

Description

Located in the Coulardbank Industrial Estate, the property comprises single storey semi-detached workshop/storage accommodation with a yard. There is a surfaced common forecourt providing vehicular access at the front of the property. Vehicular entry to the Unit is by the concertina door and pedestrian only access is through the single entrance door. The accommodation comprises; main workshop, office, W.C. and kitchenette extending to approximately 70m² (753ft²) measured on a Gross Internal Area basis and the yard (at the side of the Unit) extends to approximately 183m² (1,970ft²).

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

Rent

Offers over £7,000 per annum + VAT payable monthly in advance, will be considered.

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.

Lease Terms

The property is offered on the following main terms:-

Lease period - from one month to 5 years, although longer leases may be considered.

Rent - to be reviewed on a 3-yearly cycle.

Repairs/Maintenance – the tenant will accept the property in its current condition and will maintain it in that condition.

Buildings Insurance - the Council will arrange insurance for the property and recover the cost of the insurance from the tenant.

Fees - the Council's reasonable legal expenses in a lease will be recovered from the tenant.

Permitted uses - will be limited to uses within Use Classes 5 and 6 (refer to the Planning section below for more details) including light industrial, storage, distribution, workshop etc. Tenant/s may be permitted to install ancillary offices at their own expense.

Common Areas - the Council will maintain any common areas and services including access and street lighting.

Non Domestic Rates (NDR)

The property is currently entered in the Valuation Roll for the current year, effective from 1 April 2023, with a Rateable Value of £4,700.

Reliefs

Here is a link to the Council's Non Domestic Rates Team website where you can access information on NDR including the various potential reliefs available and on how to apply for any reliefs http://www.moray.gov.uk/moray_standard/page_2272.html

Your attention is directed in particular to the Scottish Government's Small Business Bonus Scheme, which is intended to assist small businesses - it is possible that you may be eligible rates relief up to 100%.

For further information contact Moray Council's Non Domestic Rates Team on 01343 563456, or alternatively email them on ndr-enq@moray.gov.uk

Energy Performance Certificate

The premises are unheated and therefore an Energy Performance Certificate will not be provided.

Planning and Building Standards

The property 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 out with these may be permitted subject to the tenant being responsible for obtaining any necessary statutory consents for their proposed use.

Further advice on Planning issues is available via this link.
http://www.moray.gov.uk/moray_standard/page_41734.html You can also contact the Council's Planning Service at Development Management, Economic Growth and Development, Moray Council, PO Box 6760, IV30 9BX. Tel: 0300 1234561 Email: development.control@moray.gov.uk Planning Officers are available between 2pm and 4pm Monday – Friday via telephone number 0300 1234561.

Further advice on Building Standards issues is available via this link http://www.moray.gov.uk/moray_standard/page_79069.html You can also contact the Council's Building Standards Service - Email: buildingstandards@moray.gov.uk Tel: 0300 1234561. Building Standards Officers are available between 2pm and 4pm Monday – Friday via telephone number 0300 1234561.

Further Details/Viewing

For further details or to arrange a viewing please complete the following form and Sonya Anderson, the Graduate Estates Surveyor managing this property, will be in contact shortly. Alternatively, you may contact Sonya on 07779 999 233 or sonya.anderson@moray.co.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 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.

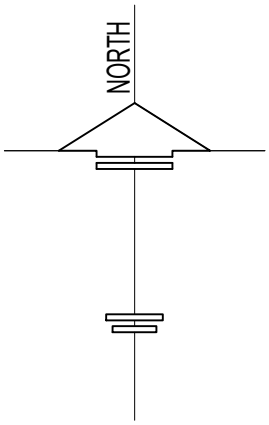
Data Protection

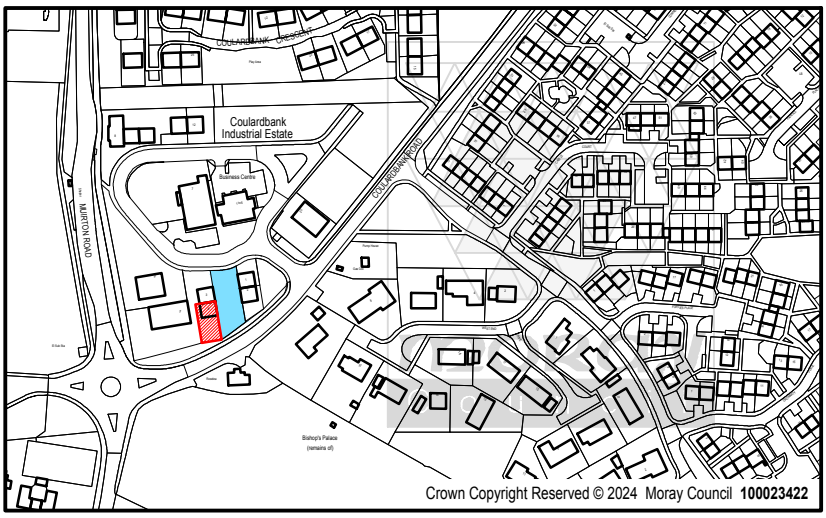
Here is a link to the Council's Privacy Notice setting out the Council's approach to the use of personal data in the Lease process – link

Disclaimer

This information does not constitute a representation, warranty or offer and will not form part of any contract which may ensue. The information provided here is purely intended to give a fair and reasonable description of the subjects and prospective purchasers must satisfy themselves with regards to the accuracy of any statements contained in the above particulars.

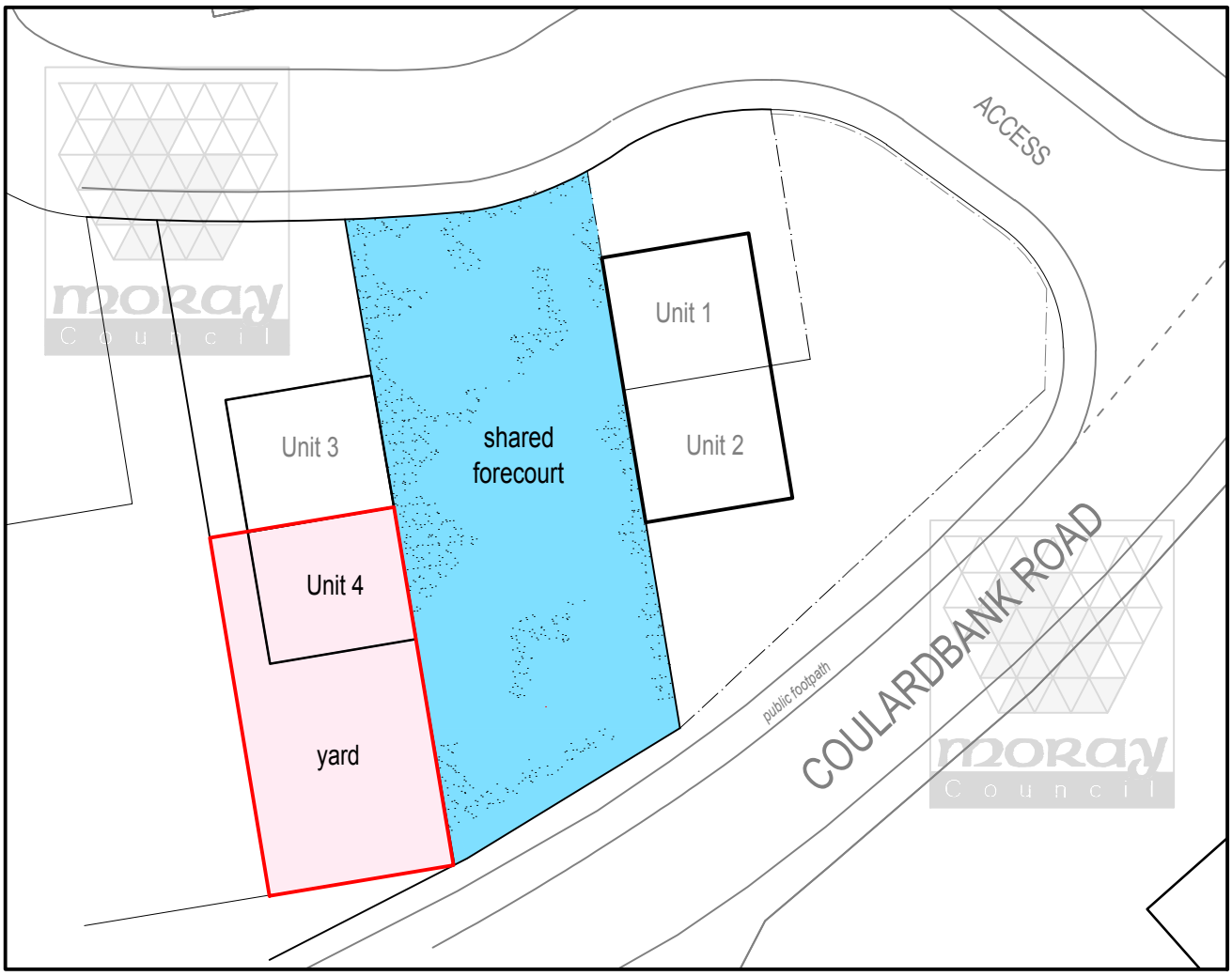
PROHIBITED FOR USE WITH PLANNING APPLICATIONS.





LOCATION PLAN

SCALE 1:2500



Property to Let

Unit 4, Coulardbank Industrial Estate, Lossiemouth.

Housing & Property Services
Estates

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Moray Council
Council Office, High Street, Elgin IV30 1BX
Telephone: 0300 1234566