



Moray Council Property Sales

Housing & Property Services

Council Offices
High Street
Elgin
IV30 1BX

FOR SALE

TOWN CENTRE OPPORTUNITY LEYS ROAD, FORRES



FORMER PUBLIC TOILETS WITH COMMERCIAL POTENTIAL

Offers over £45,000 are invited to purchase the property.

Located in the town centre in an area of mixed retail, commercial and residential uses, benefitting from adjacent public car parking and disabled access. Considered potentially suitable for a range of uses including retail and hot food, subject to necessary consents.

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/Location

The property comprises a single storey former public toilet of brick/block construction, including a 1990's extension. The flat roof is covered with Sarnafil and the skylights provide excellent natural light. There is electric heating and lighting.

The accommodation comprises; office, toilets, storage and a separately ramp accessed disabled toilet. The internal layout is as shown on the attached plan [link](#) and extends to approximately 57.50m² (619 ft²) Gross Internal Area. The site extends to approximately 137m² and a location plan can be accessed via this [link](#).

Services

The property is served by mains electricity, water and sewerage. Purchasers are required to satisfy themselves as to the condition and suitability of all services.

Energy Performance Certificate

An Energy Performance Certificate has been obtained for the property and is currently rated 'E'. A copy of the Certificate and Recommendations Report is available via this [link](#).

Planning

A range of commercial uses (such as office, retail, food and drink, including takeaway) typically found in a town centre location are considered potentially suitable, subject to obtaining consent for change of use in terms of Planning and Building Control legislation. The purchaser must make the necessary enquiries and obtain this themselves. Similarly, any proposal to alter or extend the building may require Planning Consent and/or Building Warrant, which the purchaser must obtain themselves. Redevelopment and/or associated alterations to the property would require to be sensitive to the location within Forres Conservation Area.

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 Planning issues please visit the Council's website via this link http://www.moray.gov.uk/moray_standard/page_41669.html or contact the Duty Officer, Development Control Section, Tel No 0300 1234561 between 2pm and 4pm Mon – Fri.

Building Standards

For 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.

Environmental Health

If a food use is proposed, depending on the hours of operation, the type of food being proposed and the close proximity of residential properties, a noise and odour impact assessment would most likely be required. Any food business would also be required to comply with the appropriate food hygiene and health and safety legislation.

Contaminated Land

The Moray Council Environmental Health Section has advised that there is no information to indicate there would be a significant risk of contamination on the site.

Rateable Value

The property has a Rateable Value of £5,300. For further information regarding the Rateable Value please contact the Grampian Valuation Joint Board, 234 High Street, Elgin, IV30 1BA, Tel No: (01343) 541203.

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-eng@moray.gov.uk

Title

The Council's Title to the property can be viewed by arrangement by contacting Alison Scullion, Solicitor (Property and Contracts), Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Tel No 07929 784997 E-mail: alison.scullion@moray.gov.uk

Further Details/Viewing

For further details, or to arrange a viewing, please contact Sonya Anderson, the Surveyor managing this property. You can contact Sonya on 07779 999 233 or Email: sonya.anderson@moray.gov.uk

Offers

Offers in excess of £45,000 are invited to purchase the property.

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. All parties who have noted an interest will be informed of the closing date. had their interest noted will be sent details of a closing date for the receipt of offers once this has been set, together with details of the procedure for the submission of offers and an official tender label.

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

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.

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 Sales process – [link](#)

