



Moray Council Housing & Property Services

Council Offices
High Street
Elgin
IV30 1BX

TO LET

UNIT M & UNIT N ISLA BANK MILLS, STATION ROAD, KEITH, AB55 5DD



Closing date set for 12noon on Thursday 27th June 2024.

Description

Both properties comprises a warehouse/workshop unit with galvanized roller door and separate pedestrian door. Internally Unit M has a main workshop/storage area plus a disabled WC facility, kitchen unit and Unit N has the same facilities plus a small office facility. Please note that there is a general presumption against sports, leisure, and animal grooming uses in the Council's industrial buildings.

Unit M extends to approximately 186.9m² (2,012ft²) measured on a Gross Internal Area basis.

Unit N extends to approximately 155.8 m² (1,677ft²) measured on a Gross Internal Area basis.

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.

Rent

Will consider offers for joint property or separately.

Unit M - Offers over £6,300 per annum plus VAT payable monthly in advance will be considered.

Unit N - Offers over £5,700 per annum plus VAT payable monthly in advance will be considered.

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 that insurance from the tenant.

Fees - the Council's reasonable legal expenses in any 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 car parking, accesses and street lighting.

Non Domestic Rates (NDR)

The properties are currently entered in the Valuation Roll, effective from 1 April 2023, having a Rateable Value of £4,300 in respect of Unit M and £4,200 in respect of Unit N.

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

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 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

Closing date

A Closing date has been set for 12noon on Thursday 27th June 2024.

Submitting an Offer.

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 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

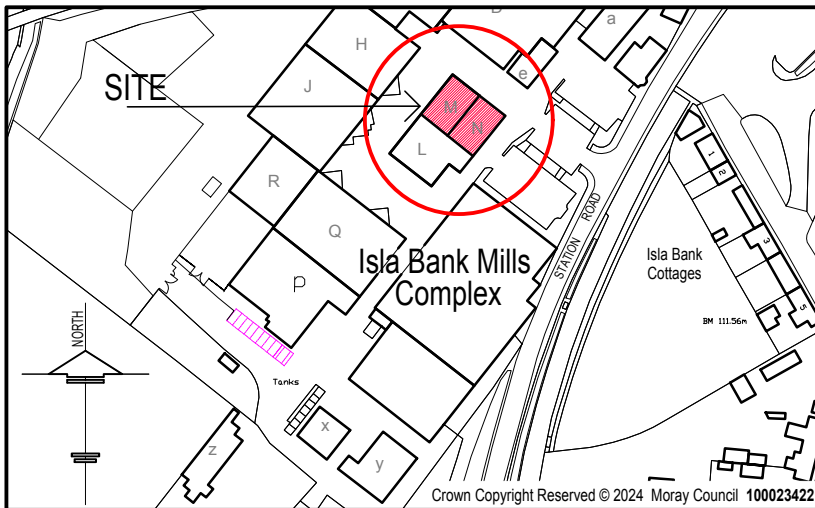
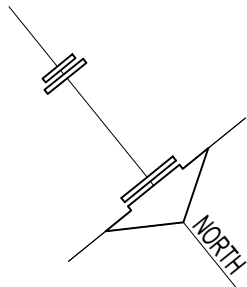
Here is a link to the Council's Privacy Notice setting out the Council's approach to the use of personal data in the Lease process – [link](#)

Disclaimer

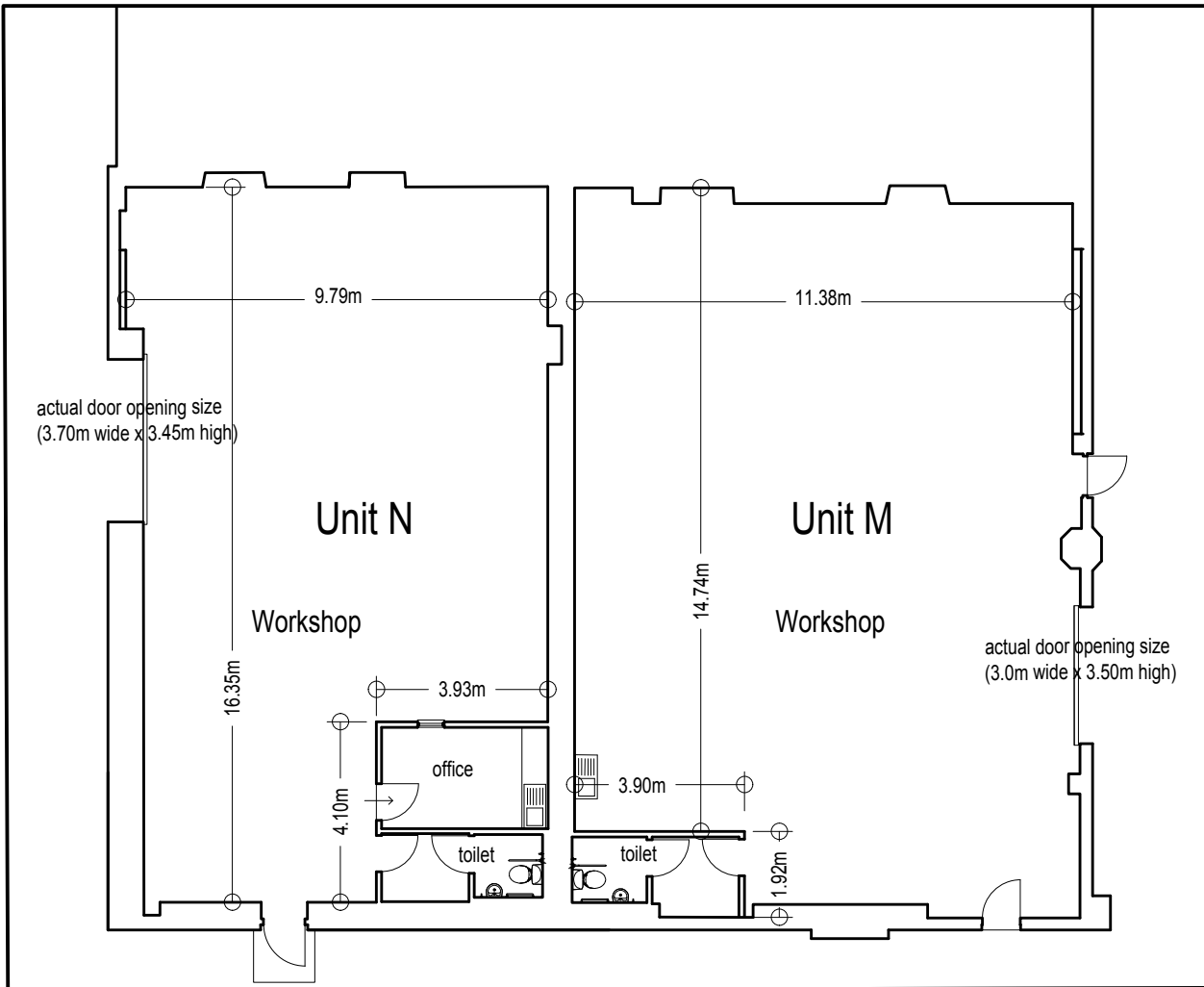
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PROHIBITED FOR USE WITH PLANNING APPLICATIONS.



LOCATION PLAN



Property For Let

Units N and M
Isla Bank Mills,
Keith.

Housing & Property Services
Estates

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