

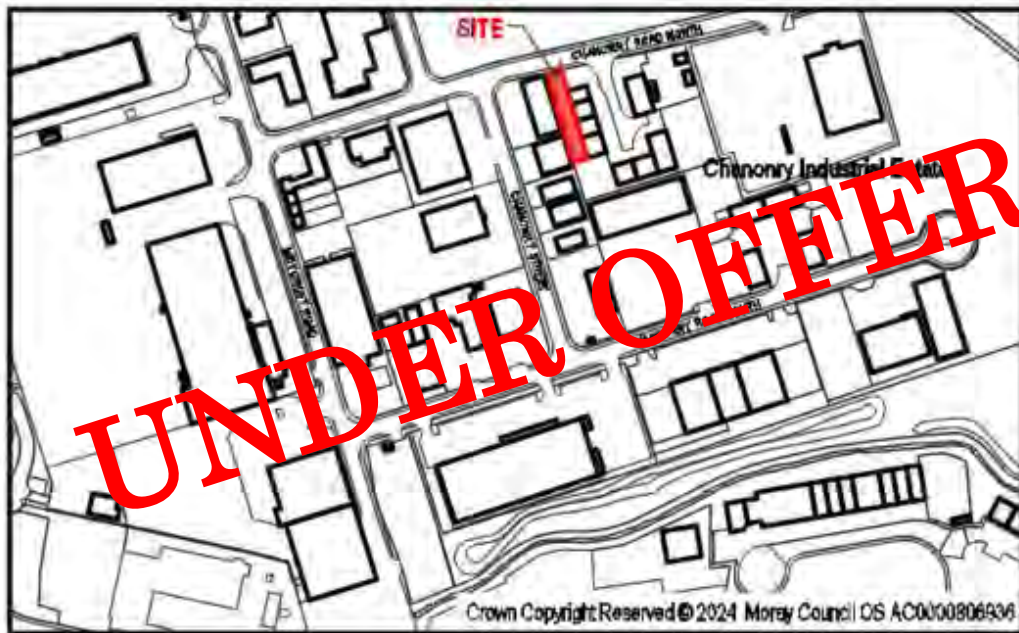


Moray Council Housing & Property Services

Council Offices
High Street
Elgin
IV30 1BX

TO LET

YARD 4A CHANONRY ROAD NORTH, ELGIN



Closing date set for 12noon on Monday 9th September 2024

A fully fenced yard with an area of approximately 384m² (4133ft²), within Chanonry Industrial Estate in Elgin.

Rent

Offers over £2,000 per annum plus 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 yard is offered on the basis that the tenant will accept it in its' current condition and will maintain the yard 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 the annual premium from the tenant, but other insurance cover must be provided by the tenant.

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 Stamp Duty Land Tax, if applicable, and registration dues.

Rateable Value

The yard is not currently separately entered into the Valuation Roll as it was until recently included within the Valuation Roll entry for 4 Chanonry Road North. The new Rateable Value will now have to be re-assessed by Grampian Assessors. For further information please contact the Grampian Valuation Joint Board, 234 High Street, Elgin, IV30 1BA, Tel No: (01343) 619819 or alternatively e-mail them on elgin@grampian-vjb.gov.uk.

Rates Reliefs

Here is a link to the Council's Non Domestic (NDR) Rates Team website where you can access information on NDR including the various potential reliefs available and how to apply for any relief that may be applicable:

http://www.moray.gov.uk/moray_standard/page_2272.html

Planning Use

The yard is considered suitable for Class 5 (industrial) or 6 (storage) uses, subject to agreement of details. Other suitable uses may be considered, subject to any statutory consents required, however, please note that there is a presumption against sports, leisure and animal grooming in the Council's yards and buildings.

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.

Viewing Details

For further details or to arrange a viewing please complete the following [form](#), and Ian Walker, the Estates Surveyor managing this property, will be in contact shortly. Alternatively you may call Ian on 07855 146191 or email ian.walker@moray.gov.uk

Closing date

A closing date has been set for 12 noon on Monday 9th September 2024.

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 offer 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.