



Moray Council

Housing & Property Services

Council Offices
High Street
Elgin
IV30 1BX

TO LET

Store 9, Hopeman Harbour



Description

The property is located at Hopeman harbour mainly surrounded by similar type and style of stores/outbuildings close to residential dwellings. This building comprises the upper floor of a 2 storey stone built building with profiled metal sheet roofing and timber floor. There is an informal mezzanine floor area at roof space level. There are no services

Rent

Offers over £600 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 property is offered on the following main terms:-

Lease period - from one month to 5 years. The maximum lease period will be 5 years.

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, as identified in the Condition Schedule.

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 use - will be limited to uses within Use Class 6 only (refer to the Planning section below for more details) including storage and distribution.

Non Domestic Rates (NDR)

The property is currently entered in the Valuation Roll, effective from 1 April 2023, at a Rateable Value of £750.

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

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 storage and distribution uses as defined in classes 6 of the Town and Country Planning Use Classes (Scotland) Order 1997.

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 748 944 or email alexander.burrell@moray.gov.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 by e-mail estates@moray.gov.uk

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

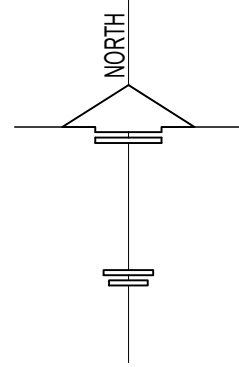
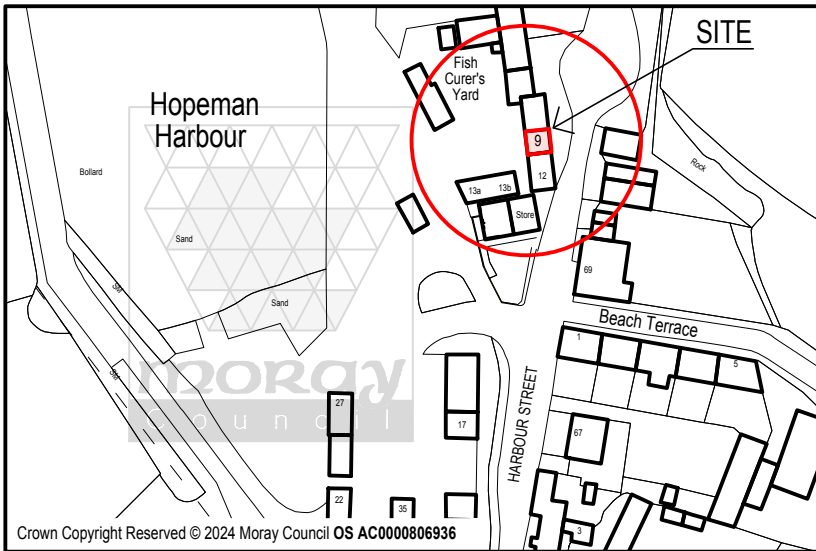
Data Protection

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](#)

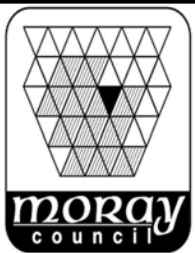
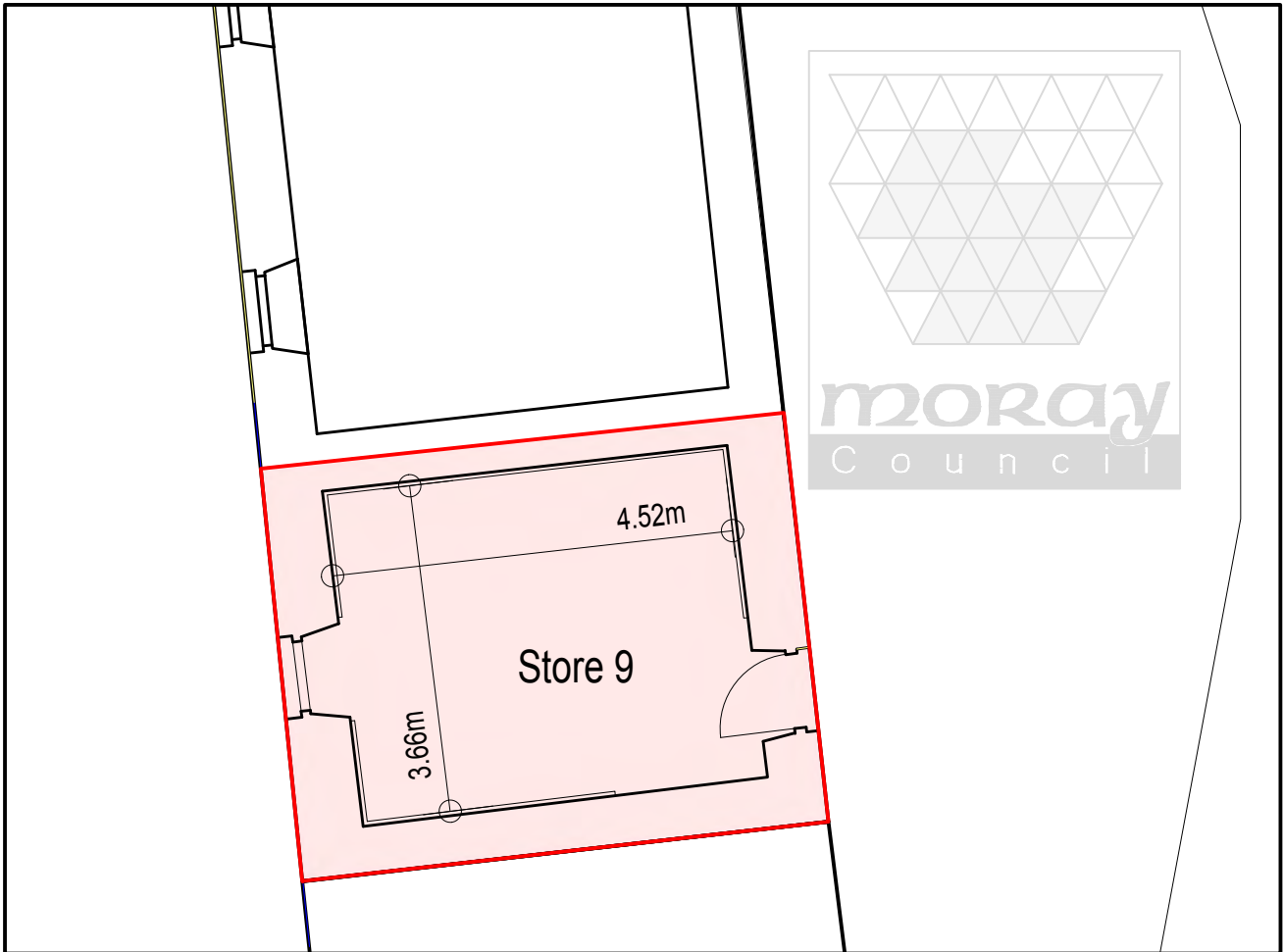
Disclaimer

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



Property For Let

Store 9,
Hopeman.

Housing & Property Services
Estates

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