



Moray Council Housing & Property Services

Council Offices
High Street
Elgin
IV30 1BX

FOR LEASE

UNIT 10 GRESHOP ROAD FORRES, IV36 2GU



Description

The premises is located in Greshop Industrial Estate on the west side of Forres and comprises an end terrace workshop/storage unit in a terrace of three units. The unit is constructed of roughcast concrete block walls, a corrugated asbestos roof covering and has a roller shutter door and a pedestrian access door at the front with a fire escape door to the rear.

Vehicular access is provided over a common access road and forecourt which leads to allocated parking areas at the front of the property. The accommodation comprises; main workshop and W.C extending to approximately 85m² (915ft²) measured on a Gross Internal Area basis.

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

Rent

Offers over £7,950 per annum plus VAT, payable monthly in advance exclusive of rates and outgoings 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 4, 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.

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 £6,800.

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 is not provided.

Planning and Building Standards

The property has planning consent for general industrial; storage and distribution uses as defined in Classes 4, 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](#), Ian Walker, the Asset Manager (Commercial) managing this property, will be in contact shortly. Alternatively, you may contact Ian on 07855 146 191 or ian.walker@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 email estates@moray.gov.uk.

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

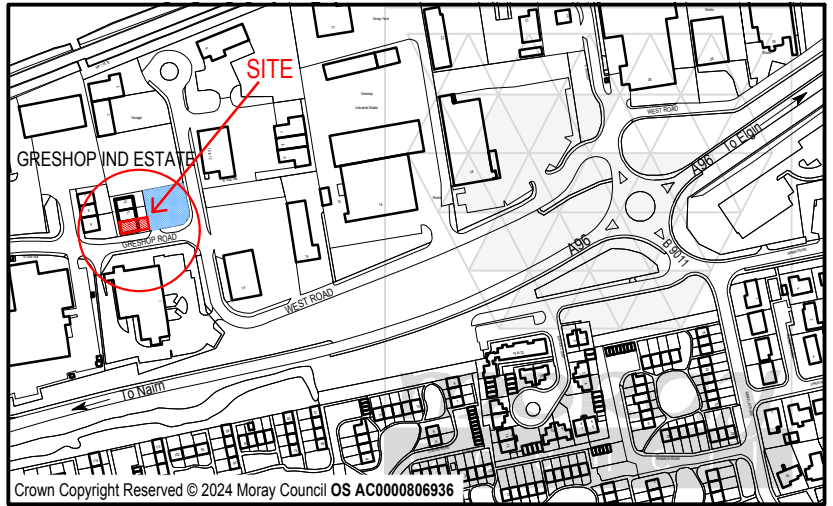
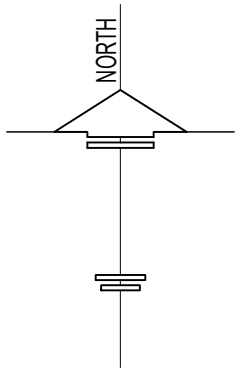
Data Protection

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](#)

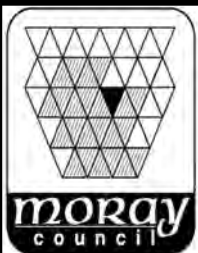
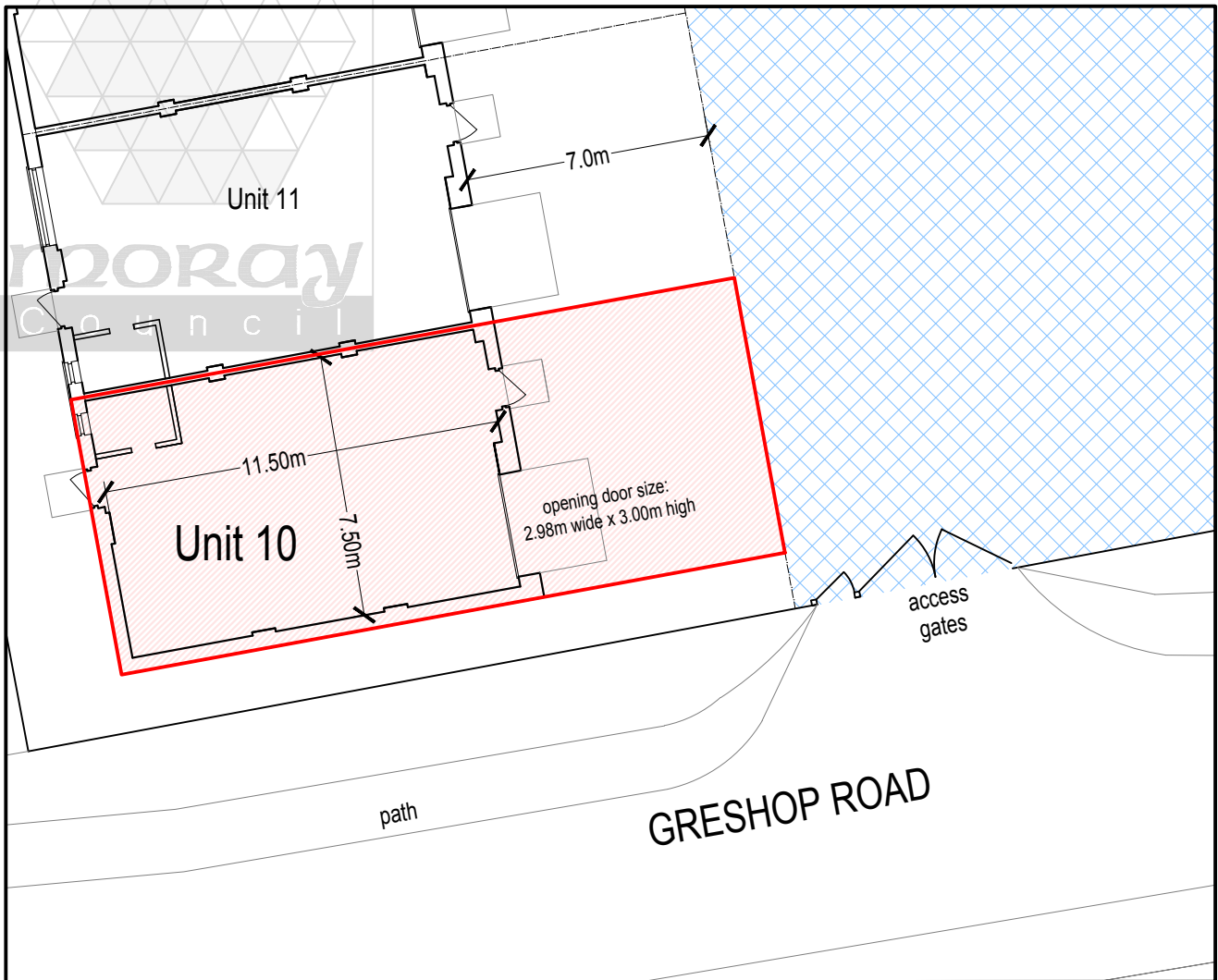
Disclaimer

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
SCALE 1:5000



Property For Let

10 Greshop Road,
Greshop Industrial Estate,
Forres.

Housing & Property Services
Estates

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Moray Council
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Telephone: 0300 1234566