

The Moray Council Housing & Property

Council Offices
High Street
Elgin
IV30 1BX

TO LET

UNIT M ISLA BANK MILLS, KEITH



Location

The historical town of Keith lies in the west of Moray and at the northern end of the Speyside Whisky trail on the juncture of the A95/A96. With a population of c. 4,600, the town is renowned for its textiles industry of which the Isla Bank Mills complex continues to play a significant part.

Isla Bank Mills has been transformed into a successful business park and is well located for local services and the transport network. The estate lies adjacent to Keith railway station and within easy reach of the A96 Aberdeen to Inverness trunk road and the A95 providing access to the south. Local amenities such as shops, restaurants and medical facilities are available in the nearby town centre.

Description

Unit M comprises a traditionally built workshop/warehouse unit with a toilet and kitchen facility. The unit benefits from a single roller shutter access door, a pedestrian door, a fire alarm system, a gas supply, and a 3 phase electrical supply.

Areas

Gross Internal Area 187m² (2,012 sqft)

Rent

£4,875 per annum (plus VAT) payable monthly in advance.

Lease Terms

The premises are offered on the basis that the tenant will accept the unit in its current condition and will be responsible for all maintenance and repair of the building subject to a Condition Schedule.

The Council is flexible on lease periods and will consider any length of lease required from month to month upwards.

The rent will be payable monthly in advance with the 1st two months' rent payable on entry and will be reviewed every 3 years.

The Council will arrange the building insurance cover and recover the cost of the annual premium from the tenant. Other insurance cover must be provided by the tenant as applicable.

The tenant will be responsible for the payment of rates and all other services and outgoings arising from the use of the premises.

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 premises are entered in the Valuation Roll for the current year as having a rateable value of £3,700. The Scottish Government announced the introduction of the Small Business Bonus Scheme which commenced on 1st April 2008. The scheme is intended to assist small businesses and it is possible that you may be eligible for 100% rates relief. For further information contact Moray Councils Non Domestic Rates Team on 01343 563194/5 or alternatively email them on ndr-enq@mail.moray.gov.uk

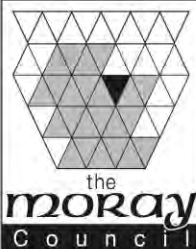
Further Details

For further details or to arrange to view the premises contact the Estates Manager, Council Offices, High Street, Elgin. Tel 0300 1234566 or email estates@moray.gov.uk

Any intending offerers must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. In accordance with the Requirements of the Writings (Scotland) Act 1995 these particulars are neither intended to create nor to be relied upon as creating any contractual relationship or commitment. Any contract shall only be entered into by way of missives between respective Solicitors.



LOCATION PLAN



Property For Let

Unit M Isla Bank Mills, Keith

Housing & Property Services
Estates

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