



The Moray Council Housing & Property

Council Offices
High Street
Elgin
IV30 1BX

TO LET

STORE 12 HOPEMAN HARBOUR, HARBOUR STREET, HOPEMAN



Description

The property comprises a single storey traditional stone harbour store with profile sheet metal roof. Property is in need of maintenance and upgrading. The Moray Council would be willing to consider a rent free period to reflect improvement works necessary for the proposed use.

Energy Performance Certificate

The premises are unheated and therefore an Energy Performance Certificate will not be provided.

Rent

Offers over £750 per annum payable monthly in advance will be considered.

Lease Terms

The premises are offered on the basis that a tenant will accept the unit in its current condition and will be responsible for all maintenance and repair of the building and subject to the building being maintained in at least an equivalent condition as specified in the Condition Schedule.

The Council is flexible on lease periods and will consider any length of lease required from month to month to five years. The rent will be payable monthly in advance with the first two months rent payable on entry. The rent will be reviewed every three years.

The Council will arrange the buildings insurance 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 the Council's practice the tenant will be responsible for the Council's reasonable legal fees in connection with the transaction as well as any Land & Buildings Transaction Tax if applicable and Registration Dues.

Rateable Value

The unit was assessed to have a rateable value of £600.

The Scottish Government announced the introduction of a Small Business Bonus Scheme which commenced on 1 April 2002. The Scheme is intended to assist small businesses and it is possible that you may be eligible for 100% rates relief in respect of this premises. For further information contact Moray Council's Non-Domestic Rates Team (01343) 563194/3195 or alternatively e-mail them on ndr-eng@mail.moray.gov.uk.

Further Details

For further details or to arrange to view the premises contact the Estates Manager, The Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Tel 03000 1234566 or e-mail estates@moray.gov.uk.

Any intending offerer 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 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 the respective Solicitors.