



Moray Council Housing & Property Services

Council Offices
High Street
Elgin
IV30 1BX

TO LET

UNIT C, ISLA BANK MILLS, KEITH DEVELOPMENT/REFURBISHMENT OPPORTUNITY

LONG LEASE AVAILABLE



This traditional stone and slate workshop/store has a total gross internal area of 108sqm and benefits from a secured yard area of approximately 170sqm. The premises have suffered from a roof failure and the Council is seeking a tenant willing to refurbish/replace the roof on a long lease basis subject to the Council granting an initial rent free period reflecting the works.

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.

Description

Substantial stone built store/workshop providing 108sqm on one level. The property benefits from a concrete slab floor, single phase electricity supply and a secured surfaced yard extending to approximately 170sqm.

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

Lease Terms

The premises are offered on the basis the tenant will accept the premises in their current condition and will undertake to refurbish/replace the roof and associated works on the grounds that the Council grant a long rent free period reflecting the cost of said works. The lease will be granted on the following main terms and conditions:-

1. The incoming tenant will responsible for undertaking the refurbishment or replacement of the roof and will thereafter maintain the building in a like condition.
2. A rent in excess of £3,000 per annum is sought, collection subject to rent free period. The rent is exclusive of non-domestic rates and VAT which is applicable.
3. The Council's legal expenses in the granting of a lease in the amount of approximately £440 will be payable by the incoming tenant.
4. The Council are willing to grant a long lease, subject to the tenant undertaking the required roof repairs and any offers should detail the lease period required.

If the Council receives multiple interests in a lease of the property the Council will set a closing date for the submission of offers.

Services

The property is served by a single phase electrical supply on a sub-meter, but has no mains water or sewerage.

Rateable Value

The property is currently entered in the Valuation Roll, effective from 1 April 2023, at a Rateable Value of £4,100. For further information contact Moray Council's Non-Domestic Rates Team on (01343) 563456 or alternatively e-mail them on ndr-enq@mail.moray.gov.uk.

Energy Performance Certificate

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

Planning

Current use of the property is as a workshop/store. Planning permission would therefore be necessary for other uses and any proposal to use the property for other purposes would require consent for change of use in terms of Planning and Building Standards legislation which the applicant must obtain themselves. Similarly any proposal to alter or extend the existing buildings or develop the adjoining area will require planning consent and building warrant which the tenant must obtain. It should be noted that the above advice is purely for guidance and is entirely without prejudice to the consideration of any formal application for planning consent, building warrant or any other statutory consent by the Moray Council.

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 Duty 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 Duty 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 Alex Burrell, the Estates Surveyor managing this property, will be in contact shortly. Alternatively you may call Alex on 07967 748944 or e-mail alexander.burrell@moray.gov.uk

Fees

In accordance with the Council's policy the tenant will meet the Council's reasonable legal fees in connection with the lease transaction as well as any Stamp Duty, Land Tax, if applicable and registration dues.

Offers

Offers over £3,000 per annum are sought for a long lease, subject to a rent free period to be agreed. All parties interested in submitting an offer should note their interest in writing with the Asset Manager, (Commercial Buildings), Council Offices, High Street, Elgin, IV30 1BX. All parties who have had their interest noted will be sent details of a closing date for the receipt of offers once this has been set, together with details of the procedure for the submission of offers and official offer label.

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

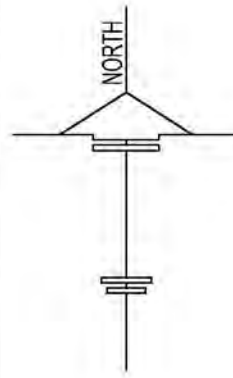
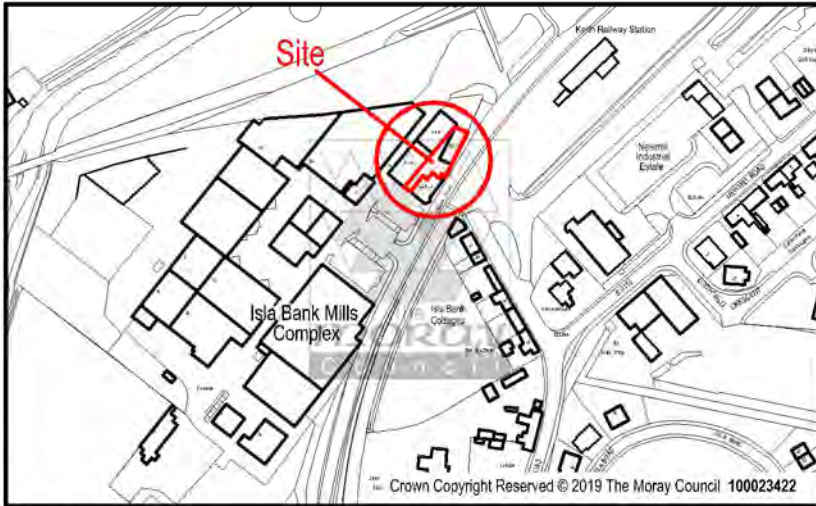
This information does not constitute a representation, warranty or offer and will not form part of any contract which may ensue. The information provided here is purely intended to give a fair and reasonable description of the subjects and prospective purchasers must satisfy themselves with regards to the accuracy of any statements contained in the above particulars.

Data Protection

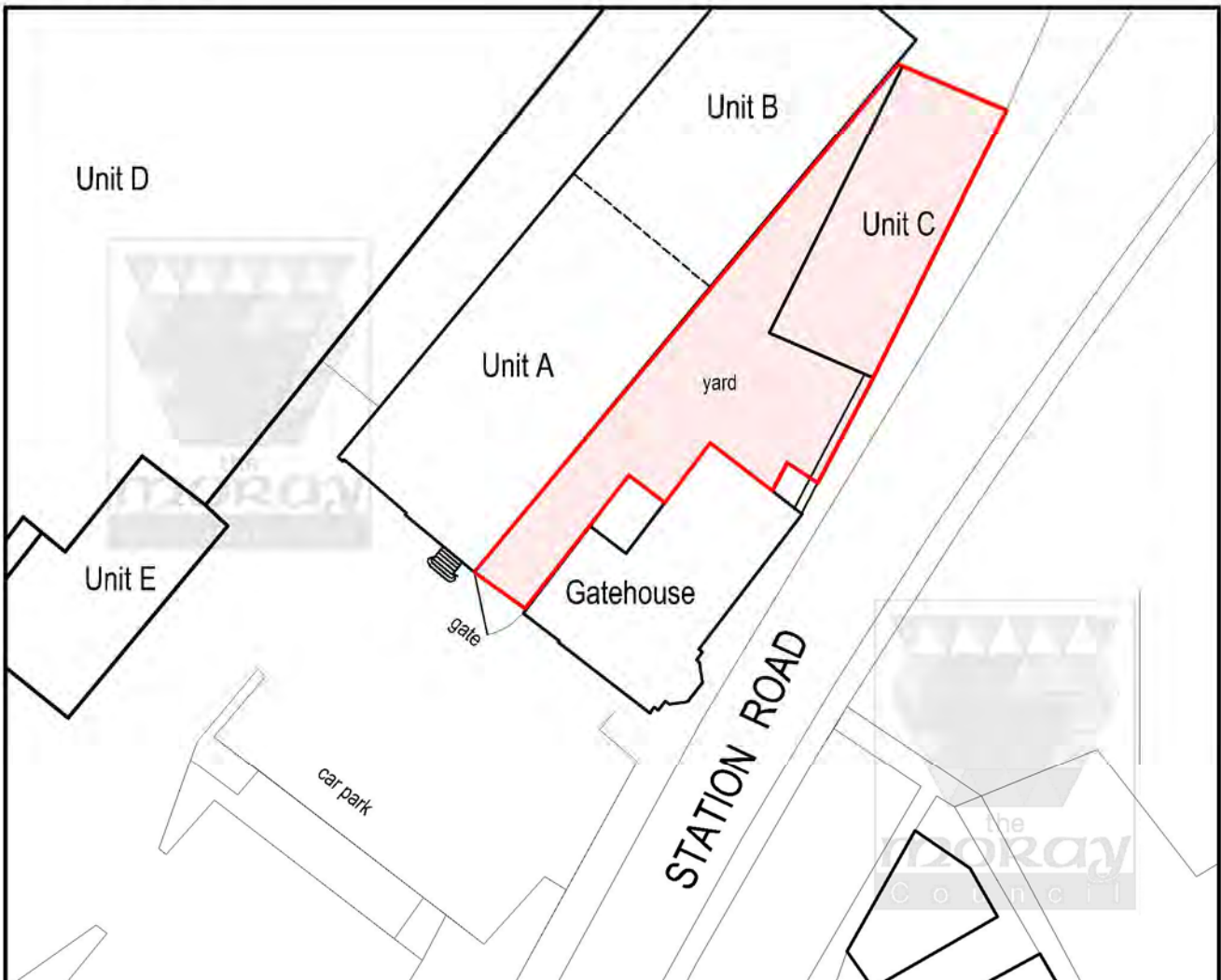
Here is a link to the Council's Privacy Notice setting out the Council's approach to the use of personal data in the Lease process – [link](#)

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.

PROHIBITED FOR USE WITH PLANNING APPLICATIONS.



LOCATION PLAN



Property For Let

Unit C & yard
Isla Bank Mills
Keith

Housing & Property Services
Estates

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The Moray Council
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Telephone: 0300 1234566