



Moray Council Housing & Property Services

Council Offices
High Street
Elgin
IV30 1BX

TO LET

7 West Road Greshop Industrial Estate, Forres



Description

The property comprises a single storey semi-detached factory unit of steel frame and concrete block construction, with double skin insulated metal profile roof, profiled metal wall cladding and benefits from a roller shutter door.

The main workshop extends to approximately 162 square metres (1,733ft²) measured on a Gross Internal Area basis with ancillary office and staff accommodation extending to 38.5 square metres (414ft²). There is a yard to the side/rear of the property extending to 236 square metres.

Rent

Offers over £16,000 per annum plus VAT payable monthly in advance will be considered.

Energy Performance Certificate

The workshop is heated and an Energy Performance Certificate will be provided.

Lease Terms

The unit is offered for lease on a full repairing and insuring lease basis on easy in easy out terms. Main terms are:

Lease period will be from one month to 5 years.

Rent will be reviewed on a 3 year cycle.

Tenant will accept the premises in their current condition and will maintain them in that condition.

The Council will arrange insurance for the premises and recover the cost of that insurance from the tenant.

The Council's reasonable legal expenses in any lease will be recovered from the tenant.

Permitted uses will be limited to uses within Use Classes 5 and 6 (refer to Planning section below for more details) including light industrial, storage, distribution, workshop etc. Whilst no offices are provided tenant/s may be permitted to install ancillary offices at their own expense after obtaining the consent of the Council as Landlord.

The Council will maintain the common areas and services including car parking, accesses and street lighting.

Rateable Value

The current Rateable Value from 1 April 2017 is £8,900. For further information regarding rateable value please contact the Grampian Valuation Joint Board, 234 High Street, Elgin, IV30 1BA, Tel No: (01343) 619819 or alternatively e-mail them on elgin@grampian-vjb.gov.uk.

Small Business Bonus Scheme: The Small Business Bonus Scheme commenced on 1st April 2008. The scheme is intended to assist small businesses and it is possible that you may be eligible for rates relief. For further information contact Moray Councils Non Domestic Rates Team on 01343 563194/5 or alternatively email them on ndr-eng@mail.moray.gov.uk

Planning Position

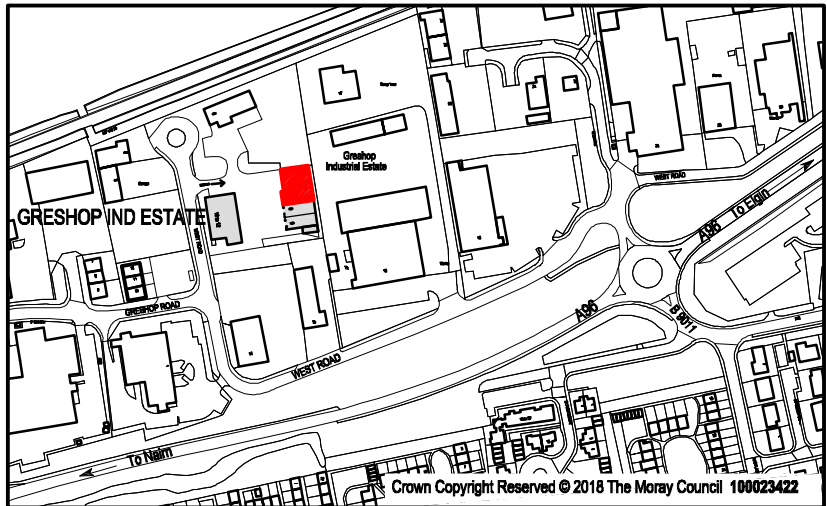
The development has planning consent for general industrial storage and distribution uses as defined in classes 5 and 6 of the Town and Country Planning Use Classes (Scotland) Order 1997. Any use beyond this definition may be permitted subject to the tenant being responsible for obtaining any necessary statutory consents for their proposed use.

Further Details/Viewing

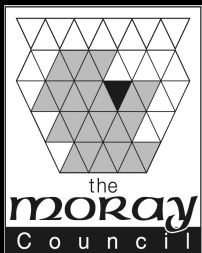
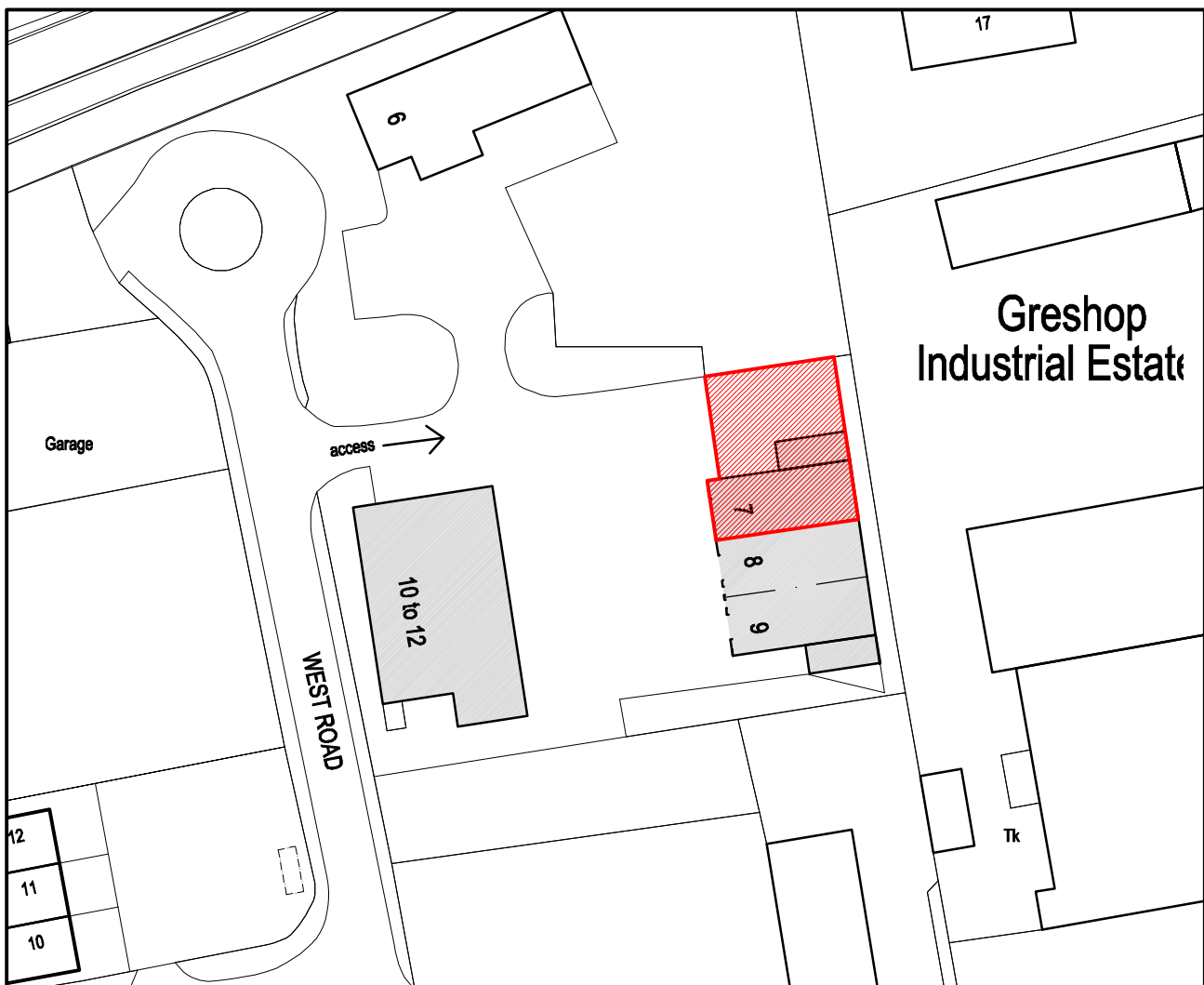
For further details or to arrange a viewing contact Mr Ian Walker, Estates Surveyor, Moray Council, Council Headquarters, High Street, Elgin, IV30 1BX, Tel No 0300 1234566 or e-mail ian.walker@moray.gov.uk

All parties interested in submitting an offer for lease should in the first instance note their interest in writing with the Estates Manager, Moray Council, Council Offices, High Street, Elgin, IV30 1BX or by e-mail 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 1:5000



Property For Let

**7 West Road,
Greshop Industrial Estate,
Forres.**

**Housing & Property Services
Estates**

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