

## The Moray Council Housing & Property

Council Offices  
High Street  
Elgin  
IV30 1BX

# TO LET

## STORE 23 HOPEMAN HARBOUR, HARBOUR STREET, HOPEMAN



### Location

This store is situated within the mixed use Harbour at Hopeman, Moray operated by Moray Council

### Description

The property comprises a two storey traditional stone and timber harbour store with profile sheet metal roof. Property has a pedestrian access door and a double leaf timber door 2.3m wide by 1.9m high.

### **Accommodation**

Ground Floor: 8.9m by 4.7m

Attic : 9.3m by 5.2m gross  
(restricted head height effectively limits width to only 2.4m)

### **Energy Performance Certificate**

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

### **Rent**

Offers over £1,350 per annum payable monthly in advance will be considered, excluding VAT.

### **Lease Terms**

The premises are offered on the basis that the tenant will accept the premises in their current condition and will maintain the property in the same condition for the lease period.

- The Council will consider lease periods from month to month upwards.
- The rent will be reviewed every 3 years.
- The Council will arrange the building insurance and recover the cost of that insurance from the tenant. All other types of insurance cover must be provided by the tenant.
- 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 premises are entered in the Valuation Roll for the current year as having a rateable value of £825.

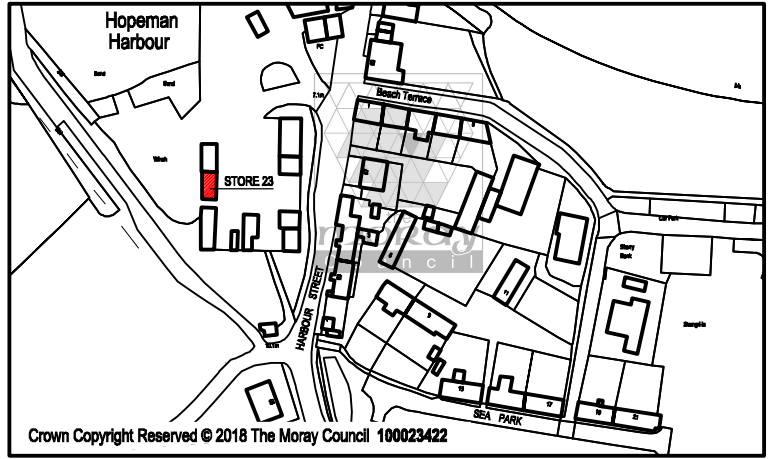
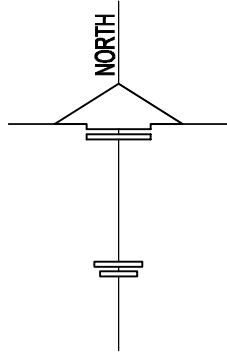
The Scottish Government announced the introduction of a Small Business Bonus Scheme which commenced on 1 April 2002. The Scheme is intended to assist small businesses and it is possible that you may be eligible for 100% rates relief in respect of this premises. For further information contact Moray Council's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

### **Further Details**

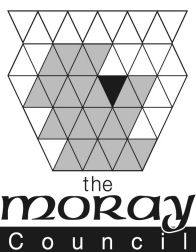
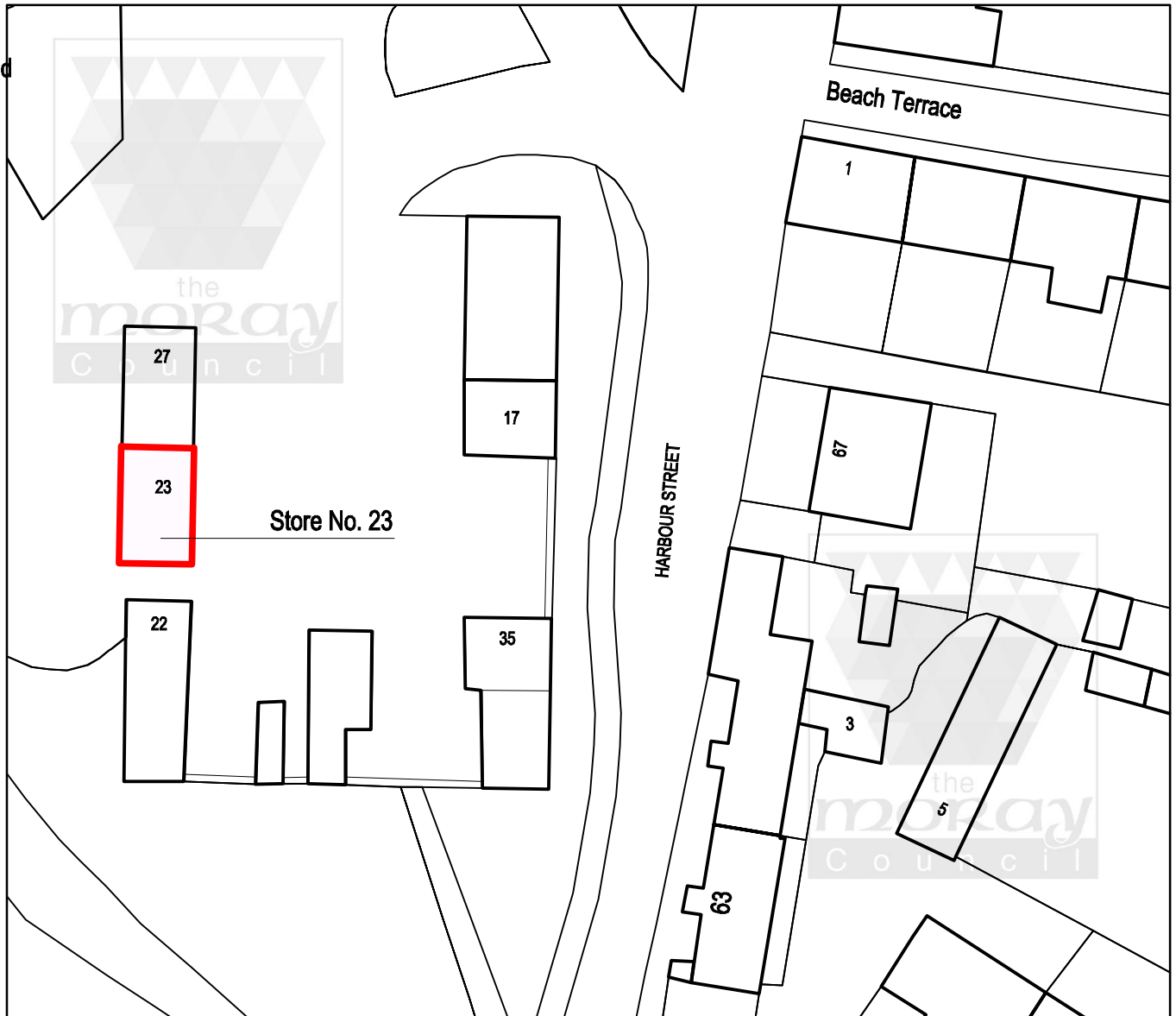
For further details or to arrange to view the premises contact the Estates Manager, The Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Tel 03000 1234566 or e-mail [estates@moray.gov.uk](mailto:estates@moray.gov.uk).

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.

PROHIBITED FOR USE WITH PLANNING APPLICATIONS.



LOCATION PLAN  
SCALE 1:2500



Property for Let

**Store 23 Hopeman Harbour**  
**Harbour Street,**  
**Hopeman.**

Housing & Property Services  
Estates

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