



## Moray Council Housing & Property Services

Council Offices  
High Street  
Elgin  
IV30 1BX

# TO LET

### UNIT 5, WATERFORD CIRCLE, FORRES



**Closing date set for 12 noon on Thursday 1<sup>st</sup> May 2025**

#### Description

The property is well located on the popular Waterford Industrial Estate, close to the A96 Inverness to Aberdeen trunk road.

The property comprises a single storey mid terraced unit with a roller shutter door and separate pedestrian door. Internally the unit has a main workshop/storage area plus a toilet facility.

The property extends to approximately 70m<sup>2</sup> (753 ft<sup>2</sup>) measured on a Gross Internal Basis.

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

#### Rent

Offers over £7,150 per annum plus VAT payable monthly in advance will be considered.

*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.*

### **Energy Performance Certificate**

The premises are unheated and therefore an Energy Performance Certificate will not 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. Tenant/s may be permitted to install ancillary offices at their own expense.

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

### **Rateable Value**

The Rateable Value of the unit is £5,900.

**Small Business Bonus Scheme:** 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 563456 or alternatively email them on [ndr-eng@mail.moray.gov.uk](mailto: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 advice on Planning issues is available via this link

[http://www.moray.gov.uk/moray\\_standard/page\\_41734.html](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](mailto:development.control@moray.gov.uk) Planning 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](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](mailto:buildingstandards@moray.gov.uk) Tel: 0300 1234561. Building Standards 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 Alannah Greig, Graduate Estates Surveyor managing this property, will be in contact shortly. Alternatively, you may call Alannah on 07815647297 or email [alannah.greig@moray.gov.uk](mailto:alannah.greig@moray.gov.uk)

**Closing Date**

A Closing date has been set for 12 noon on Thursday 1<sup>st</sup> May 2025.

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](mailto:estates@moray.gov.uk). You will then be provided with details of the procedure and instructions for the submission of offers, together with an official tender label.

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

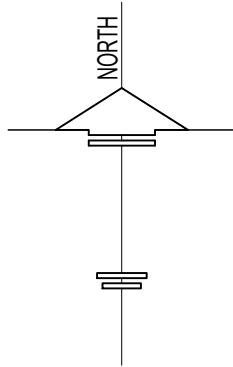
**Data Protection**

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](#)

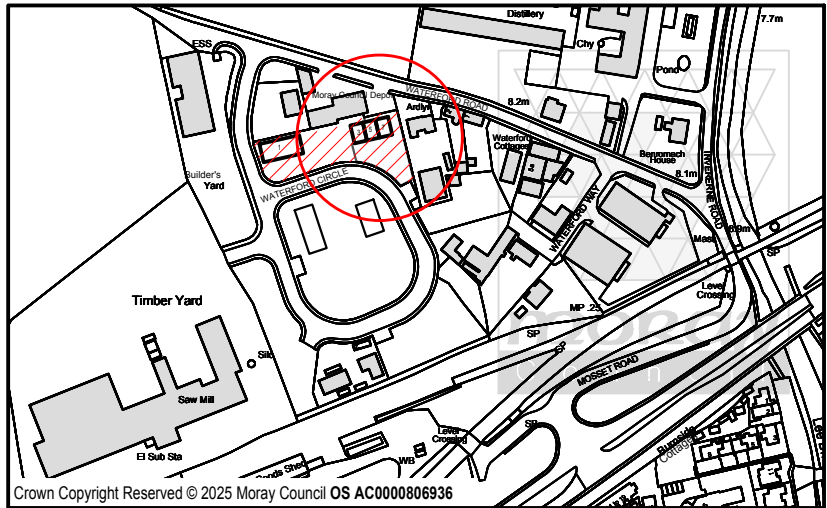
**Disclaimer**

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.

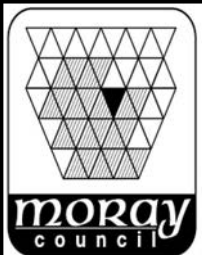
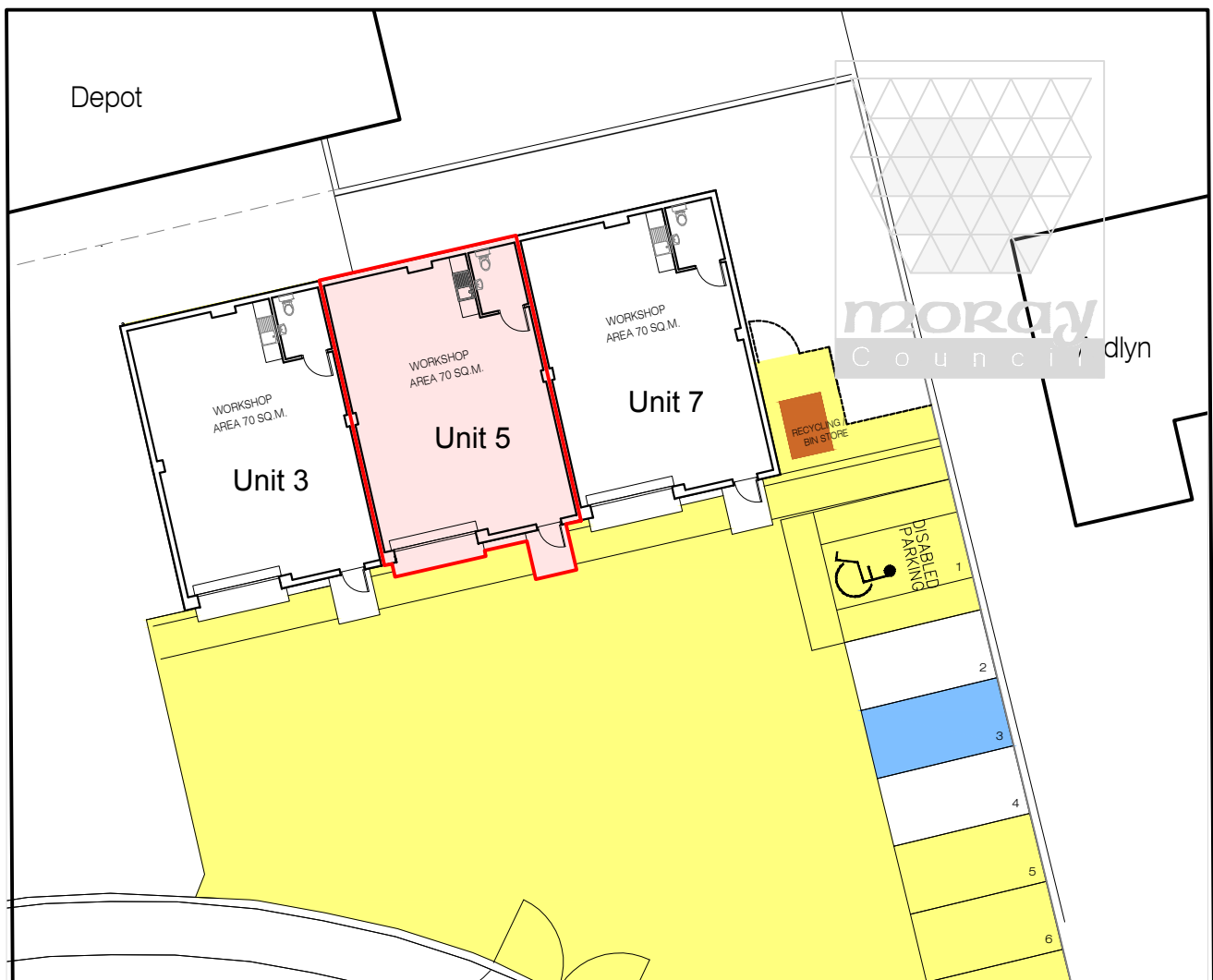
PROHIBITED FOR USE WITH PLANNING APPLICATIONS.



- Common access / parking
- Allocated parking
- Shared bin store / recycling



LOCATION PLAN



Property For Let

**Unit 5 Waterford Circle,  
Forres.**

### Housing & Property Services Estates

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