



Moray Council

Housing & Property Services

Council Offices
High Street
Elgin
IV30 1BX

TO LET

UNIT 5, WATERFORD CIRCLE, FORRES



Closing date: 12 noon on Tuesday 31st January 2023

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 workshop/storage 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 70m² (753 ft²) measured on a Gross Internal Area 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 £6,250 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 £4,600.

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

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

A closing date has been set for 12noon on Tuesday 31st January 2023

For further details or to arrange a viewing please complete the following [form](#), and Ian Walker, Estates Surveyor managing this property, will be in contact shortly. Alternatively, you may call Ian on 07855146191 or email ian.walker@moray.gov.uk

All parties interested in submitting an offer should note their interest in writing to the Estates Manager, Moray Council, Council Offices, High Street, Elgin, IV30 1BX or email 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.

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.

