



Moray Council

Housing & Property Services

Council Offices
High Street
Elgin
IV30 1BX

TO LET

UNIT 1 WATERFORD CIRCLE, FORRES



A closing date has been set for 12 noon on Tuesday 23rd May 2023.

Description

The subjects are located on the Waterford Industrial Estate, Forres and comprise a single storey detached factory unit of concrete block construction. Roller shutter door, concrete floor and the usual services.

The building extends to approximately 220m² (2,368ft²) measured on a Gross Internal Area basis and benefits from a secure yard extending to 635 square metres with an exclusive car parking area for 6 cars.

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

Rent

Offers over £17,500 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 five 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.

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

Rateable Value

The property is currently entered in the Valuation Roll, effective from 1 April 2023, at a Rateable Value of £18,000.

Small Business Bonus Scheme: 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 563456 or alternatively email them on ndr-enq@mail.moray.gov.uk

Planning Position

The property 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 please complete the following [form](#), and Ian Walker the Estates Surveyor managing this property will be in contact shortly. Alternatively you may call Ian on 07855 146191.

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All parties interested in submitting an offer should note their interest in writing to the Asset Manager, (Commercial Buildings) 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.

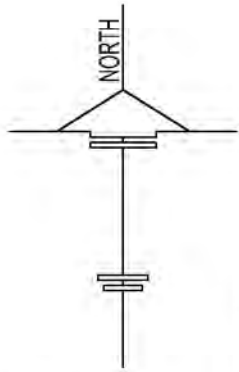
It should be noted that the Council is not obliged to accept the highest or any offer.

Data Protection

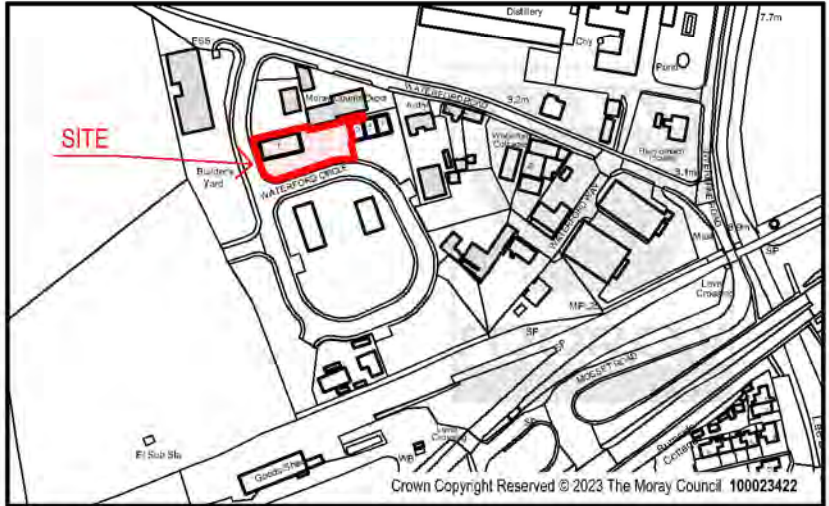
Here is a link to the Council's Privacy Notice setting out the Council's approach to the use of personal data in the Lease process – [link](#)

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.

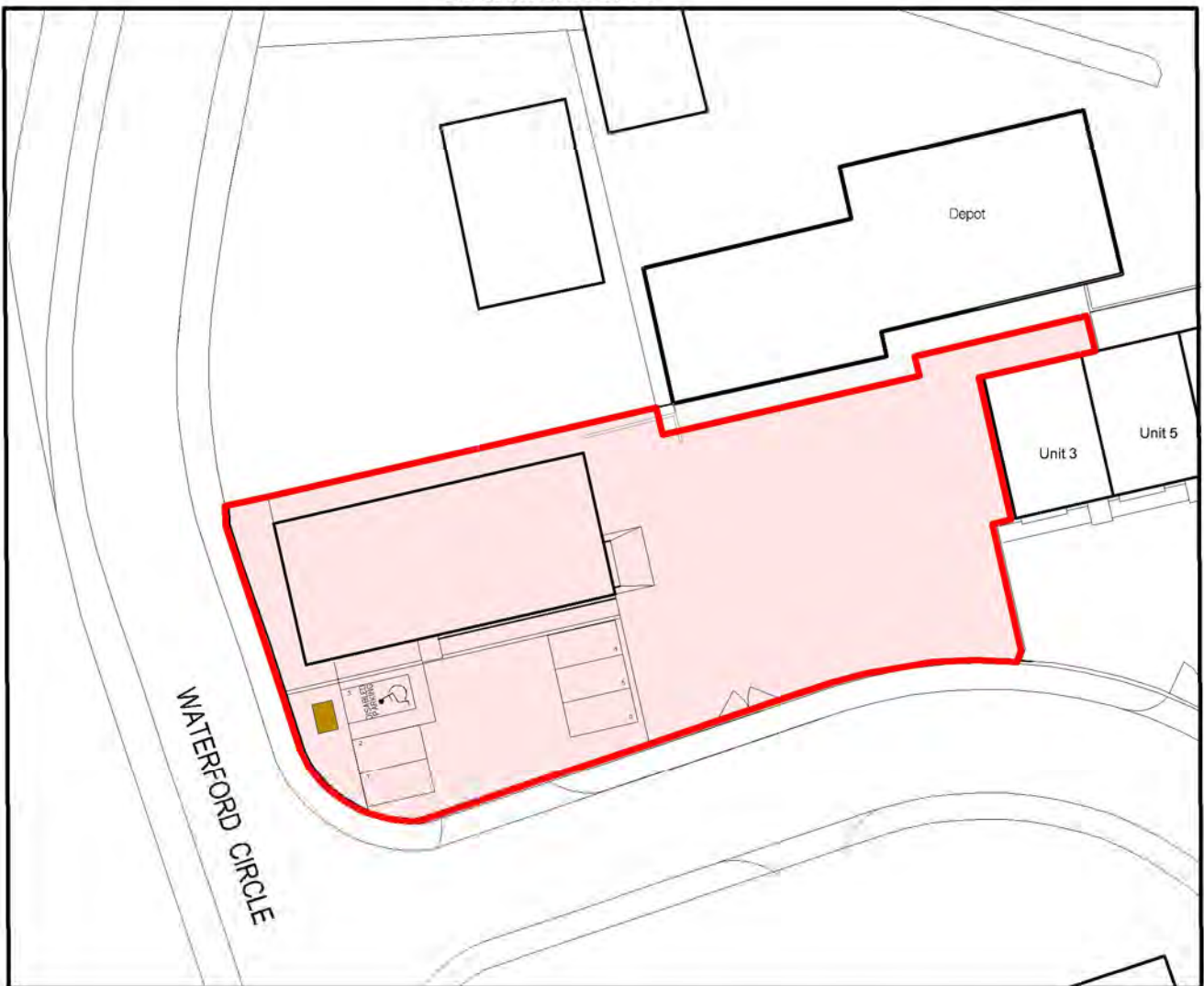
PROHIBITED FOR USE WITH PLANNING APPLICATIONS.



- Bin store/ recycling
- Site boundary



LOCATION PLAN



Property For Let

**Unit 1 Waterford Circle
Forres**

**Housing & Property Services
Estates**

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